

LUCAS, ANDREA J & ROBERT P
BALZARINI, LISA J
28 PLEASANT STREET
ROCKPORT MA 01966

B2933P269 B15557P685 B17197P797 B19430P774

Previous Owner
BALZARINI LISA J
ANDREA LUCAS
28 PLEASANT ST
ROCKPORT MA 01966
Sale Date: 4/28/2024

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 76 NORTHWEST POND A			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	173,000	86,200	0	259,200		
1ST MORTGAGE 0			2013	173,000	86,200	0	259,200		
2ND MORTGAGE 0			2014	173,000	86,200	0	259,200		
Zone/Land Use 48 Shoreland			2015	173,000	86,200	0	259,200		
Secondary Zone 31			2016	164,500	81,600	0	246,100		
Topography 1 Level			2017	164,500	81,600	0	246,100		
1.Level 4.Below St 7.Steep			2018	164,500	81,600	0	246,100		
2.Rolling 5.Low 8.Wet			2019	164,500	81,600	0	246,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	164,500	82,500	0	247,000		
Utilities 9 No Water/No Sewer			2021	181,000	82,500	0	263,500		
1.Public 4.Improve 7.Improve			2022	197,400	90,700	0	288,100		
2.Water 5.Improve 8.			2023	217,200	100,600	0	317,800		
3.Sewer 6.Improve 9.None			2024	243,500	113,700	0	357,200		
Street 1 Paved			2025	259,500	154,000	0	413,500		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF	13	Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF						1.Unimproved
Sale Data			13.Waterfront						2.Excess Ftg /De
Sale Date 4/28/2024			14.Rear Land						3.Topography
Price			15.Misc						4.Size/Shape
Sale Type 2 Land & Buildings									5.Access or Rear
1.Land 4.Mobile 7.									6.Restriction
2.L & B 5.Other 8.			Square Foot		Square Feet				7.Open Space
3.Building 6. 9.			16.Regular Lot						8.View/Environ
Financing 9 Unknown			17.Secondary Lot						9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land						Acres
2.FHA/VA 5.Private 8.			19.Condominium						30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement						31.Tillable/Horti
Validity 2 Related Parties									32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreege/Sites				33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	24		0.66	100 %	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr						35.Triangular Lot
Verified 5 Public Record			23.Non Conforming						36.Commercial
1.Buyer 4.Agent 7.Family			Acres						37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)						38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)						39.Hardwood
			26.Excess						40.Wasteland
			27.Rear (1-100)						41.Gravel Pit (Ac
			28.Rear (101-150)						42.Mobile Home Si
			29.Rear (151-200)						43.Condo Site
					Total Acreage 0.94				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 048-003

Account 3941

Location 22 CHICOPEE LANE

Card 1 Of 1 9/23/2024

Building Style	2 Ranch	SF Bsm't Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	Fin Bsm't Grade	0 0	1.Typical	4. 7.
2.Ranch	6.Split	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.
3.R Ranch	7.Contemp/	Heat Type	100%	3.Not func	6. 9.
4.Cape	8.Log	8 Floor/Wall Unit M		Attic	9 None
Dwelling Units 1		1.HWBB	5.FWA	9.No Heat	1.1/4 Fin
Other Units 0		2.HWCI	6.GravWA	10.	4.Full Fin
Stories 1 One Story		3.HWRAD	7.Electric	11.	2.1/2 Fin
1.1	4.1.50	4.Steam	8.F/WallM	12.	5.FI/Stair
2.2	5.1.75	Cool Type	0%	9 None	3.3/4 Fin
3.3	6.2.50	1.Refrig	4.W&C Air	7.	6.1/2 Unfi
Exterior Walls 9 Other		2.Evapor	5.	8.	9.None
0.Wood	4.Asb/Asph	3.H Pump	6.	9.None	Insulation
1.Wood	5.T-111	Kitchen Style		2 Typical	1 Full
2.Wd Sh	6.Br/St	1.Modern	4.Obsolete	7.	1.Full
3.Compos.	7.Nov	2.Typical	5.	8.	4.Minimal
Roof Surface 3 Metal		3.Old Type	6.	9.None	2.Heavy
1.Asphalt	4.Composit	Bath(s) Style		2 Typical Bath(s)	5.Unk
2.Slate	5.Wood	1.Modern	4.Obsolete	7.	3.Capped
3.Metal	6.Other	2.Typical	5.	8.	Unfinished %
SF Masonry Trim 0		3.Old Type	6.	9.None	Grade & Factor
OPEN-3- 0		# Rooms		0	3 Average 100%
OPEN-4- 0		# Bedrooms		2	1.E Grade
Year Built 1970		# Full Baths		1	4.B Grade
Year Remodeled 0		# Half Baths		0	7.AAA Grad
Foundation 1 Concrete		# Addn Fixtures		0	2.D Grade
1.Concrete	4.Wood	# Fireplaces		0	3.C Grade
2.C Block	5.Slab				6.AA Grade
3.Br/Stone	6.Prs/Post				9.Same
Basement 4 Full Basement					SQFT (Footprint)
1.1/4 Bmt	4.Full Bmt				740
2.1/2 Bmt	5.None				Condition
3.3/4 Bmt	6.				4 Average
Bsm't Gar # Cars 0					1.Poor
Wet Basement 1 Dry Basement					4.Avg
1.Dry	4.				7.V G
2.Damp	5.				2.Fair
3.Wet	6.				5.Avg+
					8.Exc
					9.Same
					Phys. % Good
					0%
					Funct. % Good
					100%
					Functional Code
					9 None
					1.Incomp
					4.Small
					7.Layout
					2.O-Built
					5.CDU
					8.Other
					3.Damage
					6.Style
					9.None
					Econ. % Good
					100%
					Economic Code
					None
					0.None
					3.Services
					7.
					1.Location
					4.Traffic
					8.
					2.Encroach
					9.None
					Entrance Code
					0
					1.Interior
					4.Vacant
					7.
					2.Refusal
					5.Estimate
					8.
					3.Informed
					6.Office
					9.RS
					Information Code
					0
					1.Owner
					4.Agent
					7.
					2.Relative
					5.Estimate
					8.
					3.Tenant
					6.Other
					9.SNY



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	435	0 0	0	0	0	%	1.One Story Fram
68 Wood Deck	0	112	0 0	0	0	0	%	2.Two Story Fram
68 Wood Deck	0	176	0 0	0	0	0	%	3.Three Story Fr
44 2S Frame Shed	0	224	0 0	0	0	0	%	4.1 & 1/2 Story
24 Frame Shed	0	90	0 0	0	0	0	%	5.1 & 3/4 Story
24 Frame Shed	0	48	0 0	0	0	0	%	6.2 & 1/2 Story
							%	21.Open Frame Por
							%	22.Encl Frame Por
							%	23.Frame Garage
							%	24.Frame Shed
							%	25.Frame Bay Wind
							%	26.1SFr Overhang
							%	27.Unfin Basement
							%	28.Unfinished Att
							%	29.Finished Attic

