

COLLINS, FRANCIS R JR, TRUSTEE
FRANCIS R COLLINS REVOCABLE REAL ESTATE TRUST
PO BOX 194
WHITEFIELD NH 03598

B7238P115 B19280P490

Previous Owner
COLLINS FRANCIS R JR
COLLINS, DONNA
PO BOX 194
WHITEFIELD NH 03598
Sale Date: 7/26/2023

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
17.0621 - added 13x44 storage building SB
20.0226 - removed homestead, moved to New Hampshire -sb

Property Data			Assessment Record							
Neighborhood 70 WEST RD N			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	99,700	154,400	10,000	244,100			
1ST MORTGAGE 0			2013	99,700	154,400	10,000	244,100			
2ND MORTGAGE 0			2014	99,700	154,400	10,000	244,100			
Zone/Land Use 31 Agricultural/Residential			2015	99,700	154,400	10,000	244,100			
Secondary Zone			2016	80,200	144,700	15,000	209,900			
Topography 2 Rolling			2017	80,200	144,700	15,000	209,900			
1.Level 4.Below St 7.Steep			2018	80,200	150,400	20,000	210,600			
2.Rolling 5.Low 8.Wet			2019	80,200	197,200	20,000	257,400			
3.Above St 6.Swampy 9.Lev/Roll			2020	80,200	197,700	20,000	257,900			
Utilities 9 No Water/No Sewer			2021	88,200	197,700	0	285,900			
1.Public 4.Improve 7.Improve			2022	96,300	217,500	0	313,800			
2.Water 5.Improve 8.			2023	105,900	241,200	0	347,100			
3.Sewer 6.Improve 9.None			2024	118,700	275,100	0	393,800			
Street 1 Paved			2025	147,200	343,200	0	490,400			
1.Paved 4.Proposed 7.ROW			Land Data							
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes	
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code		
LAND USE 0				11.Ossipee WF			%			1.Unimproved
BUILDING USE 0				12.Arrowhead WF			%			2.Excess Ftg /De
Sale Data				13.Waterfront			%			3.Topography
Sale Date 7/26/2023			14.Rear Land			%		4.Size/Shape		
Price			15.Misc			%		5.Access or Rear		
Sale Type 2 Land & Buildings						%		6.Restriction		
1.Land 4.Mobile 7.			Square Foot	Square Feet					7.Open Space	
2.L & B 5.Other 8.				16.Regular Lot			%		8.View/Environ	
3.Building 6. 9.				17.Secondary Lot			%		9.Fract Share	
Financing 9 Unknown				18.Excess Land			%		Acres	
1.Convent 4.Seller 7.				19.Condominium			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			20.Pavement			%		31.Tillable/Horti		
3.Assumed 6.Cash 9.Unknown						%		32.Pasture		
Validity 2 Related Parties						%		33.Orchard		
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				34.Frontage		
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	2.00	100	%	0	35.Triangular Lot	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	10.00	100	%	0	36.Commercial	
Verified 5 Public Record			23.Non Conforming	25	10.00	100	%	0	37.Softwood	
1.Buyer 4.Agent 7.Family			Acres			%			38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%			39.Hardwood	
3.Lender 6.MLS 9.			25.Excess (10+)			%			40.Wasteland	
			26.Excess			%			41.Gravel Pit (Ac	
			27.Rear (1-100)			%			42.Mobile Home Si	
			28.Rear (101-150)			%			43.Condo Site	
			29.Rear (151-200)			%			44.Utility ROW	
			Total Acreage	22.00					45.Camp Lot	
									46.Site Improve	

Waterboro

Map Lot 006-028

Account 581

Location 914 WEST ROAD

Card 1 Of 1 9/23/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp/ 11.Condo	Heat Type 100% 1 Hot Water BB	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Other Units 0	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.FI/WallM 12.	3.3/4 Fin 6.1/2 Unfi 9.None
1.1 4.1.50 7.1.25	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.50 9.	2.Evapor 5. 8.	2.Heavy 5.Unk 8.
Exterior Walls 2 Wood Shingle	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 2 Typical	Unfinished % 0%
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
2.Wd Sh 6.Br/St 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grad
3.Compos. 7.Nov 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1008
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1978	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Small 7.Layout
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.Other
2.C Block 5.Slab 8.		3.Damage 6.Style 9.None
3.Br/Stone 6.Prs/Post 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 2		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Office 9.RS
3.Wet 6. 9.		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	592	0 0	0	0	0 %	0 %
68 Wood Deck	0	46	0 0	0	0	0 %	0 %
68 Wood Deck	0	112	0 0	0	0	0 %	0 %
1 One Story Frame	0	80	0 0	0	0	0 %	0 %
21 Open Frame	0	80	0 0	0	0	0 %	0 %
24 Frame Shed	0	64	0 0	0	0	0 %	0 %
24 Frame Shed	2016	572	3 100	7	0	0 %	100 %
228 GARAGE FRAME	2018	1728	2 80	5	95	0 %	100 %
						0 %	0 %
						0 %	0 %

