

CASTLELYONS FARM LLC
108 BEACH STREET
MANCHESTER MA 01944

B15091P87 B15113P4

Previous Owner
CASTLELYONS LLC
108 BEACH STREET

MANCHESTER MA 01944
Sale Date: 2/23/2007

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
15.1124 - changed land from vacant - ak
07/18/17 - next TG plan due 03/17/19

1/19/2019 - Original TG 2009 - mt

Waterboro

Property Data			Assessment Record						
Neighborhood 65 MIDDLE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 2019			2012	119,800	466,900	0	586,700		
1ST MORTGAGE 0			2013	130,100	466,900	0	597,000		
2ND MORTGAGE 0			2014	130,100	466,900	0	597,000		
Zone/Land Use 33 Forest/Agricultural..			2015	130,100	466,900	0	597,000		
Secondary Zone			2016	131,000	466,900	0	597,900		
Topography 2 Rolling			2017	131,000	466,900	0	597,900		
1.Level 4.Below St 7.Steep			2018	133,000	466,900	0	599,900		
2.Rolling 5.Low 8.Wet			2019	134,900	466,900	0	601,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	134,800	466,900	0	601,700		
Utilities 9 No Water/No Sewer			2021	142,400	466,900	0	609,300		
1.Public 4.Improve 7.Improve			2022	151,300	513,600	0	664,900		
2.Water 5.Improve 8.			2023	160,100	569,700	0	729,800		
3.Sewer 6.Improve 9.None			2024	170,400	639,700	0	810,100		
Street 1 Paved			2025	205,200	829,900	0	1,035,100		
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		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 3/23/2007			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.			Square Foot	Square Feet			%		6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	5.00	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	24	5.20	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming	38	126.00	100	%	0	35.Triangular Lot
Verified			Acres	40	2.00	100	%	0	36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			Total Acreage		138.20				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 006-041-005

Account 4488

Location 37 OLD ICEHOUSE ROAD

Card 1

Of 1

9/23/2024

Building Style 7	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.HWB 5.FWA 9.No Heat	Attic 0
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 5 One & 3/4 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 100% 1 Refrig A/C	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 1 Wood Siding	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 5 Very Good 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) 1376
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 8 Excellent
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 3	Phys. % Good 0%
Year Built 2006	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 3	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	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 0		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	416	0 0	0	0	0 %	0 %
37 Unfin Basement	0	416	0 0	0	0	0 %	0 %
21 Open Frame	0	242	0 0	0	0	0 %	0 %
21 Open Frame	0	556	0 0	0	0	0 %	0 %
1 One Story Frame	0	72	0 0	0	0	0 %	0 %
37 Unfin Basement	0	72	0 0	0	0	0 %	0 %
21 Open Frame	0	60	0 0	0	0	0 %	0 %
157 1.50 ST BARN	2006	864	0 0	0	0	0 %	0 %
						%	%
						%	%

