

TOBIN, KEVIN S & PRISCILLA A, TRUSTEES
TOBIN FAMILY TRUST
11 THURSTON AVENUE
WILMINGTON MA 01867

B12481P65 B18562P347

Previous Owner
TOBIN KEVIN S
TOBIN, PRISCILLA A
11 THURSTON AVENUE
WILMINGTON MA 01887
Sale Date: 1/25/2021

Property Data			Assessment Record						
Neighborhood 27 OSS�PEE POND WF B			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	214,300	71,100	0	285,400		
1ST MORTGAGE 0			2013	214,300	71,100	0	285,400		
2ND MORTGAGE 0			2014	214,300	71,100	0	285,400		
Zone/Land Use 48 Shoreland			2015	214,300	71,100	0	285,400		
Secondary Zone 31			2016	203,600	71,100	0	274,700		
Topography 1 Level			2017	203,600	71,100	0	274,700		
1.Level 4.Below St 7.Steep			2018	203,600	71,100	0	274,700		
2.Rolling 5.Low 8.Wet			2019	203,600	71,100	0	274,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	203,600	71,100	0	274,700		
Utilities 9 No Water/No Sewer			2021	224,000	71,100	0	295,100		
1.Public 4.Improve 7.Improve			2022	244,300	78,200	0	322,500		
2.Water 5.Improve 8.			2023	268,700	86,700	0	355,400		
3.Sewer 6.Improve 9.None			2024	301,300	98,000	0	399,300		
Street 3 Gravel			2025	314,300	143,800	0	458,100		
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	11	Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF						1.Unimproved
Sale Data			13.Waterfront						2.Excess Ftg /De
			14.Rear Land						3.Topography
Sale Date 1/25/2021			15.Misc						4.Size/Shape
Price									5.Access or Rear
Sale Type 1 Land Only									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			Fract. Acre	Acreege/Sites					33.Orchard
1.Valid 4.Split 7.Renovate			21.Homesite (Frac						34.Frontage
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr						35.Triangular Lot
3.Distress 6.Exempt 9.			23.Non Conforming						36.Commercial
Verified 5 Public Record			Acres						37.Softwood
1.Buyer 4.Agent 7.Family			24.Excess (5-10)						38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)						39.Hardwood
3.Lender 6.MLS 9.			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 0.20						44.Utility ROW
									45.Camp Lot
									46.Site Improve

Inspection Witnessed By:

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

Notes:

Waterboro

Map Lot 028-019

Account 1985

Location 3 FOURTH STREET

Card 1

Of 1

9/23/2024

Building Style	1 Conventional			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% 9 Not Heated			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 4 Minimal							
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) 480							
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 0						2.Fair	5.Avg+	8.Exc				
OPEN-3- 0			# Bedrooms 2						3.Avg-	6.Good	9.Same				
OPEN-4- 0			# Full Baths 1						Phys. % Good 0%						
Year Built 1905			# Half Baths 0						Funct. % Good 100%						
Year Remodeled 0			# Addn Fixtures 0						Functional Code 9 None						
Foundation 6 Piers/Posts			# Fireplaces 1						1.Incomp	4.Small	7.Layout				
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>			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%			Economic Code None					
Basement 9 No Basement							0.None			3.Services	7.				
1.1/4 Bmt	4.Full Bmt	7.								1.Location			4.Traffic	8.	
2.1/2 Bmt	5.None	8.								2.Encroach			9.None	9.	
3.3/4 Bmt	6.	9.None								Entrance Code 0					
Bsmt Gar # Cars 0							1.Interior			4.Vacant	7.				
Wet Basement 9 No Basement							2.Refusal			5.Estimate	8.				
1.Dry	4.	7.								3.Informed			6.Office	9.RS	
2.Damp	5.	8.					Information Code 0								
3.Wet	6.	9.					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	
24 Frame Shed	0	135	0 0	0	0	0	%	1.One Story Fram
33 Masonry Garage	0	273	0 0	0	0	0	%	2.Two Story Fram
21 Open Frame	0	160	0 0	0	0	0	%	3.Three Story Fr
1 One Story Frame	0	42	0 0	0	0	0	%	4.1 & 1/2 Story
								5.1 & 3/4 Story
								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

