

OGDEN TRACEY A  
 OGDEN, THOMAS D  
 346 BOYLSTON STREET  
 LOWELL MA 01852

B11934P200 B15962P729

Previous Owner  
 COMEAU JEFFREY J & LINDA A  
 4 LONG HILL ROAD

STRATHAM NH 03885  
 Sale Date: 10/15/2010

Property Data		
Neighborhood	44 TOWNHOUSE RD	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	48 Shoreland	
Secondary Zone	31 .....	
Topography	2 Rolling	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	3 Gravel	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	10/15/2010	
Price	320,000	
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	1 Conventional	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	1 Arms Length Sale	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	1 Buyer	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2012	144,200	122,900	0	267,100
2013	144,200	135,700	0	279,900
2014	144,200	135,700	0	279,900
2015	144,200	135,700	0	279,900
2016	129,800	135,700	0	265,500
2017	129,800	135,700	0	265,500
2018	129,800	135,700	0	265,500
2019	129,800	135,700	0	265,500
2020	129,800	137,100	0	266,900
2021	142,800	137,100	0	279,900
2022	155,800	150,800	0	306,600
2023	171,300	167,300	0	338,600
2024	192,100	188,400	0	380,500
2025	180,300	257,500	0	437,800

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF				%		1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear (201+)
				%		31.Tillable/Horti
				%		32.Pasture
				%		33.Orchard
				%		34.Frontage
				%		35.Triangular Lot
				%		36.Commercial
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.Gravel Pit (Ac
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Utility ROW
				%		45.Camp Lot
				%		46.Site Improve
<b>Square Foot</b>		<b>Square Feet</b>				
16.Regular Lot				%		
17.Secondary Lot				%		
18.Excess Land				%		
19.Condominium				%		
20.Pavement				%		
<b>Fract. Acre</b>		<b>Acreege/Sites</b>				
21.Homesite (Frac	21	0.26	100	%	0	
22.Vacant Lot (Fr				%		
23.Non Conforming				%		
Acres				%		
24.Excess ( 5-10)				%		
25.Excess (10+)				%		
26.Excess				%		
27.Rear (1-100)				%		
28.Rear (101-150)				%		
29.Rear (151-200)				%		
<b>Total Acreage</b>				0.26		

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

## Waterboro

Map Lot 029-001

Account 2025

Location 12 BLACK COVE ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>1 Conventional</b>			SF Bsmt Living	<b>420</b>	Layout	<b>2 Inadequate</b>		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>3 100</b>	1.Typical	4.	7.	
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL	<b>0</b>	2.Inadeq	5.	8.	
3.R Ranch	7.Contemp/	11.Condo		Heat Type	<b>100% 1 Hot Water BB</b>	3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat			
Dwelling Units	<b>1</b>			2.HWCI	6.GravWA	10.			
Other Units	<b>0</b>			3.HWRAD	7.Electric	11.			
Stories	<b>2 Two Story</b>			4.Steam	8.F/WallM	12.			
1.1	4.1.50	7.1.25		Cool Type	<b>0% 9 None</b>				
2.2	5.1.75	8.		1.Refrig	4.W&C Air	7.			
3.3	6.2.50	9.		2.Evapor	5.	8.			
Exterior Walls	<b>5 T-111</b>			3.H Pump	6.	9.None			
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	<b>2 Typical</b>				
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.			
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.			
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None			
Roof Surface	<b>3 Metal</b>			Bath(s) Style	<b>2 Typical Bath(s)</b>				
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.			
2.Slate	5.Wood	8.		2.Typical	5.	8.			
3.Metal	6.Other	9.		3.Old Type	6.	9.None			
SF Masonry Trim	<b>0</b>			# Rooms	<b>5</b>				
OPEN-3-	<b>0</b>			# Bedrooms	<b>3</b>				
OPEN-4-	<b>0</b>			# Full Baths	<b>2</b>				
Year Built	<b>1964</b>			# Half Baths	<b>0</b>				
Year Remodeled	<b>1981</b>			# Addn Fixtures	<b>0</b>				
Foundation	<b>1 Concrete</b>			# Fireplaces	<b>0</b>				
1.Concrete	4.Wood	7.							
2.C Block	5.Slab	8.							
3.Br/Stone	6.Prs/Post	9.							
Basement	<b>4 Full Basement</b>								
1.1/4 Bmt	4.Full Bmt	7.							
2.1/2 Bmt	5.None	8.							
3.3/4 Bmt	6.	9.None							
Bsmt Gar # Cars	<b>0</b>								
Wet Basement	<b>1 Dry Basement</b>								
1.Dry	4.	7.							
2.Damp	5.	8.							
3.Wet	6.	9.							



Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	0	96	0 0	0	0	0 %	0 %	1.One Story Fram
68 Wood Deck	0	260	0 0	0	0	0 %	0 %	2.Two Story Fram
68 Wood Deck	0	120	0 0	0	0	0 %	0 %	3.Three Story Fr
2 Two Story Frame	2011	315	3 100	7	95	100 %	100 %	4.1 & 1/2 Story
27 Unfin Basement	0	315	0 0	0	0	0 %	0 %	5.1 & 3/4 Story
						0 %	0 %	6.2 & 1/2 Story
						0 %	0 %	21.Open Frame Por
						0 %	0 %	22.Encl Frame Por
						0 %	0 %	23.Frame Garage
						0 %	0 %	24.Frame Shed
						0 %	0 %	25.Frame Bay Wind
						0 %	0 %	26.1SFr Overhang
						0 %	0 %	27.Unfin Basement
						0 %	0 %	28.Unfinished Att
						0 %	0 %	29.Finished Attic

