

STEPHANIE OGDEN 2017 REVOCABLE TRUST  
ATTN: STEPHANIE M. OGDEN, TRUSTEE  
17 CATHERWOOD RD  
TEWKSBURY MA 01876

B8754P91 B17646P318

Previous Owner  
OGDEN STEPHANIE M TRUSTEE  
OGDEN FAMILY TRUST II  
17 CATHERWOOD ROAD  
TEWKSBURY MA 01876  
Sale Date: 1/19/2018

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>44 TOWNHOUSE RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	123,300	66,900	0	190,200		
1ST MORTGAGE <b>0</b>			2013	123,300	66,900	0	190,200		
2ND MORTGAGE <b>0</b>			2014	123,300	66,900	0	190,200		
Zone/Land Use <b>48 Shoreland</b>			2015	123,300	66,900	0	190,200		
Secondary Zone <b>31 .....</b>			2016	111,000	66,900	0	177,900		
Topography <b>2 Rolling</b>			2017	111,000	66,900	0	177,900		
1.Level 4.Below St 7.Steep			2018	111,000	66,900	0	177,900		
2.Rolling 5.Low 8.Wet			2019	111,000	66,900	0	177,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	111,000	68,400	0	179,400		
Utilities <b>9 No Water/No Sewer</b>			2021	122,100	68,400	0	190,500		
1.Public 4.Improve 7.Improve			2022	133,200	75,300	0	208,500		
2.Water 5.Improve 8.			2023	146,500	83,500	0	230,000		
3.Sewer 6.Improve 9.None			2024	164,200	93,700	0	257,900		
Street <b>3 Gravel</b>			2025	154,100	132,900	0	287,000		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date <b>1/19/2018</b>			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>			%		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 <b>9 Unknown</b>			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity <b>2 Related Parties</b>			<b>Fract. Acre</b>	<b>Acreege/Sites</b>			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	0.19	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified <b>5 Public Record</b>			<b>Acres</b>				%		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
			<b>Total Acreage</b>		<b>0.19</b>				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

## Waterboro

Map Lot 029-002


Account 2026

Location 18 BLACK COVE ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>2 Ranch</b>	SF Bsmt Living	<b>0</b>	Layout	<b>1 Typical</b>				
1.Conv	5.Garr/Col	Fin Bsmt Grade	<b>0 0</b>	1.Typical	4. 7.				
2.Ranch	6.Split	OPEN 5 OPTIONAL <b>0</b>		2.Inadeq	5. 8.				
3.R Ranch	7.Contemp/	Heat Type	<b>100% 9 Not Heated</b>	3.Not func	6. 9.				
4.Cape	8.Log	1.HWBB	5.FWA	Attic <b>9 None</b>					
Dwelling Units <b>1</b>		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin				
Other Units <b>0</b>		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair				
Stories <b>1 One Story</b>		4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi				
1.1	4.1.50	Cool Type	<b>0% 9 None</b>	Insulation <b>4 Minimal</b>					
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal				
3.3	6.2.50	2.Evapor	5. 8.	2.Heavy	5.Unk				
Exterior Walls <b>8 Aluminum/Vinyl</b>		3.H Pump	6. 9.None	3.Capped	6. 9.None				
0.Wood	4.Asb/Asph	Kitchen Style <b>2 Typical</b>		Unfinished % <b>0%</b>					
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor <b>3 Average 100%</b>					
2.Wd Sh	6.Br/St	2.Typical	5. 8.	1.E Grade	4.B Grade				
3.Compos.	7.Nov	3.Old Type	6. 9.None	2.D Grade	5.A Grade				
Roof Surface <b>1 Asphalt Shingles</b>		Bath(s) Style <b>2 Typical Bath(s)</b>		3.C Grade	6.AA Grade				
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint) <b>512</b>					
2.Slate	5.Wood	2.Typical	5. 8.	Condition <b>5 Above Average</b>					
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg				
SF Masonry Trim <b>0</b>		# Rooms <b>4</b>		2.Fair	5.Avg+				
OPEN-3- <b>0</b>		# Bedrooms <b>2</b>		3.Avg-	6.Good				
OPEN-4- <b>0</b>		# Full Baths <b>1</b>		Phys. % Good <b>0%</b>					
Year Built <b>1950</b>		# Half Baths <b>0</b>		Funct. % Good <b>100%</b>					
Year Remodeled <b>0</b>		# Addn Fixtures <b>0</b>		Functional Code <b>9 None</b>					
Foundation <b>6 Piers/Posts</b>		# Fireplaces <b>0</b>		1.Incomp	4.Small				
1.Concrete	4.Wood								
2.C Block	5.Slab					2.O-Built	5.CDU	8.Other	
3.Br/Stone	6.Prs/Post					3.Damage	6.Style	9.None	
Basement <b>9 No Basement</b>						Econ. % Good <b>100%</b>		Economic Code <b>None</b>	
1.1/4 Bmt	4.Full Bmt					0.None	3.Services	7.	
2.1/2 Bmt	5.None					1.Location	4.Traffic	8.	
3.3/4 Bmt	6. 9.None					2.Encroach	9.None	9.	
Bsmt Gar # Cars <b>0</b>						Entrance Code <b>0</b>		1.Interior	
Wet Basement <b>9 No Basement</b>						1.Owner		4.Agent	7.
1.Dry	4. 7.					2.Relative		5.Estimate	8.
2.Damp	5. 8.	3.Tenant		6.Other	9.SNY				
3.Wet	6. 9.								

Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	96	0 0	0	0	0	0	1.One Story Fram
68 Wood Deck	0	240	0 0	0	0	0	0	2.Two Story Fram
68 Wood Deck	0	160	0 0	0	0	0	0	3.Three Story Fr
								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

