

WATERBORO REALTY TRUST
20 TURNER DRIVE
NORTH READING MA 01867

B5153P241

Inspection Witnessed By:

| X | | Date |
|----------|-------------|------------|
| No./Date | Description | Date Insp. |
| | | |
| | | |
| | | |

Notes:

Waterboro

| Property Data | | | Assessment Record | | | | | | |
|--|--|--|----------------------|--------------------|------------------|-----------------|------------------|-------------------|------------------------|
| Neighborhood 24 EAST SHORE DR | | | Year | Land | Buildings | Exempt | Total | | |
| Tree Growth Year 0 | | | 2012 | 54,800 | 59,500 | 0 | 114,300 | | |
| 1ST MORTGAGE 0 | | | 2013 | 54,800 | 59,500 | 0 | 114,300 | | |
| 2ND MORTGAGE 0 | | | 2014 | 54,800 | 59,500 | 0 | 114,300 | | |
| Zone/Land Use 31 Agricultural/Residential | | | 2015 | 54,800 | 59,500 | 0 | 114,300 | | |
| Secondary Zone | | | 2016 | 46,600 | 59,500 | 0 | 106,100 | | |
| Topography 2 Rolling | | | 2017 | 46,600 | 59,500 | 0 | 106,100 | | |
| 1.Level 4.Below St 7.Steep | | | 2018 | 46,600 | 59,500 | 0 | 106,100 | | |
| 2.Rolling 5.Low 8.Wet | | | 2019 | 46,600 | 59,500 | 0 | 106,100 | | |
| 3.Above St 6.Swampy 9.Lev/Roll | | | 2020 | 46,600 | 59,500 | 0 | 106,100 | | |
| Utilities 9 No Water/No Sewer | | | 2021 | 51,200 | 59,500 | 0 | 110,700 | | |
| 1.Public 4.Improve 7.Improve | | | 2022 | 55,900 | 65,500 | 0 | 121,400 | | |
| 2.Water 5.Improve 8. | | | 2023 | 61,500 | 72,600 | 0 | 134,100 | | |
| 3.Sewer 6.Improve 9.None | | | 2024 | 68,900 | 81,500 | 0 | 150,400 | | |
| Street 3 Gravel | | | 2025 | 84,300 | 103,100 | 0 | 187,400 | | |
| 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 | | | 14.Rear Land | | | | | 4.Size/Shape | |
| Price | | | 15.Misc | | | | | 5.Access or Rear | |
| Sale Type | | | | | | | | 6.Restriction | |
| 1.Land 4.Mobile 7. | | | Square Foot | Square Feet | | | | 7.Open Space | |
| 2.L & B 5.Other 8. | | | | | | | | 8.View/Environ | |
| 3.Building 6. 9. | | | 16.Regular Lot | | | | | 9.Fract Share | |
| Financing | | | 17.Secondary Lot | | | | | Acres | |
| 1.Convent 4.Seller 7. | | | 18.Excess Land | | | | | 30.Rear (201+) | |
| 2.FHA/VA 5.Private 8. | | | 19.Condominium | | | | | 31.Tillable/Horti | |
| 3.Assumed 6.Cash 9.Unknown | | | 20.Pavement | | | | | 32.Pasture | |
| Validity | | | Fract. Acre | Acres/Sites | | | | 33.Orchard | |
| 1.Valid 4.Split 7.Renovate | | | | | | | | 34.Frontage | |
| 2.Related 5.Partial 8.Other | | | 21.Homesite (Frac | 21 | 0.71 | 100 | % | 35.Triangular Lot | |
| 3.Distress 6.Exempt 9. | | | 22.Vacant Lot (Fr | | | | | 36.Commercial | |
| Verified | | | 23.Non Conforming | | | | | 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 | | 0.71 | 45.Camp Lot | | | |
| | | | | | | 46.Site Improve | | | |

Waterboro

Map Lot 033-016-003


Account 2211

Location 164 A EAST SHORE ROAD

Card 1

Of 1

9/23/2024

| | | | | | | | | | | |
|-----------------|--------------------------|------------|---|-----------------------------|-----------|---------------------------------|-------------------------|--|--|--|
| Building Style | SF Bsmt Living | | | Layout | | | | | | |
| 1.Conv | 5.Garr/Col | 9.Other | Fin Bsmt Grade | | | 1.Typical 4. 7. | | | | |
| 2.Ranch | 6.Split | 10.Mohome | OPEN 5 OPTIONAL | | | 2.Inadeq 5. 8. | | | | |
| 3.R Ranch | 7.Contemp/ | 11.Condo | Heat Type | | | 3.Not func 6. 9. | | | | |
| 4.Cape | 8.Log | 12. | 1.HWBB | 5.FWA | 9.No Heat | Attic | | | | |
| Dwelling Units | 2.HWCI | | | 6.GravWA | 10. | 1.1/4 Fin 4.Full Fin 7.1/4 Unfi | | | | |
| Other Units | 3.HWRAD | | | 7.Electric | 11. | 2.1/2 Fin 5.FI/Stair 8. | | | | |
| Stories | 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 | | | Insulation | | | | |
| 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 | 3.H Pump | | | 6. | 9.None | 3.Capped 6. 9.None | | | | |
| 0.Wood | 4.Asb/Asph | 8.Alum/Vin | Kitchen Style | | | Unfinished % | | | | |
| 1.Wood | 5.T-111 | 9.Other | 1.Modern | 4.Obsolete | 7. | Grade & Factor | | | | |
| 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 | Bath(s) Style | | | 3.C Grade 6.AA Grade 9.Same | | | | | | |
| 1.Asphalt | 4.Composit | 7. | 1.Modern | 4.Obsolete | 7. | SQFT (Footprint) | | | | |
| 2.Slate | 5.Wood | 8. | 2.Typical | 5. | 8. | Condition | | | | |
| 3.Metal | 6.Other | 9. | 3.Old Type | 6. | 9.None | 1.Poor 4.Avg 7.V G | | | | |
| SF Masonry Trim | # Rooms | | | 2.Fair 5.Avg+ 8.Exc | | | | | | |
| OPEN-3- | # Bedrooms | | | 3.Avg- 6.Good 9.Same | | | | | | |
| OPEN-4- | # Full Baths | | | Phys. % Good | | | | | | |
| Year Built | # Half Baths | | | Funct. % Good | | | | | | |
| Year Remodeled | # Addn Fixtures | | | Functional Code | | | | | | |
| Foundation | # Fireplaces | | | 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 | | | |
| Basement | Economic Code | | | | | | 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 | 1.Interior 4.Vacant 7. | | | | | | 2.Refusal 5.Estimate 8. | | | |
| Wet Basement | 3.Informed 6.Office 9.RS | | | | | | Information Code 0 | | | |
| 1.Dry | 4. | 7. | | | | | 1.Owner 4.Agent 7. | | | |
| 2.Damp | 5. | 8. | 2.Relative 5.Estimate 8. | | | | | | | |
| 3.Wet | 6. | 9. | 3.Tenant 6.Other 9.SNY | | | | | | | |

Date Inspected

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value | |
|-------------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 78 1.75 ST GARAGE | 1995 | 1500 | 4 100 | 7 | 90 % | 100 % | | 1.One Story Fram |
| | | | | | % | % | | 2.Two Story Fram |
| | | | | | % | % | | 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 |

