

FERENT, KATHY L
C/O DAVID SPILLANE
HANOVER MA 02339

B19239P169

Previous Owner
BROWN RONALD A & OLSON SHIRLEY*
C/O KATHY OLSON FERENT
109 DONNA RD
HOLLISTON MA 01746
Sale Date: 5/09/2023

Inspection Witnessed By:

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

Notes:
24.0229 - updated owner; Kathy Ferent listed as sole devisee in probate record B19239/P169 - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 22 WEST SHORE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	147,600	61,600	0	209,200		
1ST MORTGAGE 0			2013	147,600	61,600	0	209,200		
2ND MORTGAGE 0			2014	147,600	61,600	0	209,200		
Zone/Land Use 48 Shoreland			2015	147,600	61,600	0	209,200		
Secondary Zone 31			2016	140,200	61,600	0	201,800		
Topography 8 Wet Area			2017	140,200	61,600	0	201,800		
1.Level 4.Below St 7.Steep			2018	140,200	61,600	0	201,800		
2.Rolling 5.Low 8.Wet			2019	140,200	61,600	0	201,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	140,200	62,800	0	203,000		
Utilities 9 No Water/No Sewer			2021	154,200	62,800	0	217,000		
1.Public 4.Improve 7.Improve			2022	168,300	69,100	0	237,400		
2.Water 5.Improve 8.			2023	185,100	76,600	0	261,700		
3.Sewer 6.Improve 9.None			2024	207,500	86,000	0	293,500		
Street 3 Gravel			2025	216,500	110,400	0	326,900		
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	11	100	134	85 %	5	1.Unimproved
BUILDING USE 0			12.Arrowhead WF				%		2.Excess Ftg /De
Sale Data			13.Waterfront				%		3.Topography
			14.Rear Land				%		4.Size/Shape
Sale Date 5/09/2023			15.Misc				%		5.Access or Rear
Price							%		6.Restriction
Sale Type 2 Land & Buildings							%		7.Open Space
1.Land 4.Mobile 7.			Square Foot	Square Feet					8.View/Environ
2.L & B 5.Other 8.							%		9.Fract Share
3.Building 6. 9.			16.Regular Lot				%		Acres
Financing 9 Unknown			17.Secondary Lot				%		30.Rear (201+)
1.Convent 4.Seller 7.			18.Excess Land				%		31.Tillable/Horti
2.FHA/VA 5.Private 8.			19.Condominium				%		32.Pasture
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		33.Orchard
Validity 2 Related Parties			Fract. Acre	Acres/Sites					34.Frontage
1.Valid 4.Split 7.Renovate				21.Homesite (Frac				%	35.Triangular Lot
2.Related 5.Partial 8.Other				22.Vacant Lot (Fr				%	36.Commercial
3.Distress 6.Exempt 9.			23.Non Conforming				%		37.Softwood
Verified 5 Public Record			Acres				%		38.Mixed Wood
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		39.Hardwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		40.Wasteland
3.Lender 6.MLS 9.			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			0.15			
							45.Camp Lot		
							46.Site Improve		

Waterboro

Map Lot 034-003

Account 2257

Location 145 WEST SHORE ROAD

Card 1

Of 1

9/23/2024

Building Style	2 Ranch	SF Bsmt Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100% 9 Not Heated	3.Not func
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	1		2.HWCI	6.GravWA	10.
Other Units	0		3.HWRAD	7.Electric	11.
Stories	1 One Story		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0% 9 None	Insulation
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	1 Wood Siding		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	3 Old Style	Unfinished %
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	1 Asphalt Shingles		Bath(s) Style	3 Old Style	Grade & Factor
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	0		# Rooms	4	Phys. % Good
OPEN-3-	0		# Bedrooms	2	Funct. % Good
OPEN-4-	0		# Full Baths	1	Functional Code
Year Built	1950		# Half Baths	0	1.Incomp
Year Remodeled	0		# Addn Fixtures	0	2.O-Built
Foundation	6 Piers/Posts		# Fireplaces	0	3.Damage
1.Concrete	4.Wood	7.			6.Style
2.C Block	5.Slab	8.			9.None
3.Br/Stone	6.Prs/Post	9.			Econ. % Good
Basement	9 No Basement				100%
1.1/4 Bmt	4.Full Bmt	7.			Economic Code
2.1/2 Bmt	5.None	8.			None
3.3/4 Bmt	6.	9.None			0.None
Bsmt Gar # Cars	0				3.Services
Wet Basement	9 No Basement				7.Layout
1.Dry	4.	7.			8.Other
2.Damp	5.	8.			9.None
3.Wet	6.	9.			3.Damage



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	150	0 0	0	0	0	0	1.One Story Fram
68 Wood Deck	0	195	0 0	0	0	0	0	2.Two Story Fram
22 Encl Frame Porch	0	464	0 0	0	0	0	0	3.Three Story Fr
68 Wood Deck	0	98	0 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

