

VECCHIONE, ROBERT  
VECCHIONE, SUSAN  
12 WHIPPLETREE ROAD  
CHELMSFORD MA 01824

B11687P303 B15408P930 B18375P441

Previous Owner  
KILLAM CHARLES E &  
HENRIKSON-KILLAM, BEVERLY  
PO BOX 202  
BOXFORD MA 01921  
Sale Date: 9/10/2020

Inspection Witnessed By:

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

Notes:  
24.0626 - removed dwelling/outbuilding data and replaced with 23x26 2s/cs, 138sf 1s add, 138sf deck over add, 260sf deck, 6x21 op, and 6x18 patio - vv

Waterboro

Property Data			Assessment Record						
Neighborhood <b>22 WEST SHORE RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	297,500	73,200	0	370,700		
1ST MORTGAGE <b>0</b>			2013	297,500	73,200	0	370,700		
2ND MORTGAGE <b>0</b>			2014	297,500	73,200	0	370,700		
Zone/Land Use <b>48 Shoreland</b>			2015	297,500	73,200	0	370,700		
Secondary Zone <b>31 .....</b>			2016	282,600	71,100	0	353,700		
Topography <b>8 Wet Area</b>			2017	282,600	71,100	0	353,700		
1.Level 4.Below St 7.Steep			2018	282,600	71,100	0	353,700		
2.Rolling 5.Low 8.Wet			2019	282,600	71,100	0	353,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	282,600	71,900	0	354,500		
Utilities <b>9 No Water/No Sewer</b>			2021	310,900	71,900	0	382,800		
1.Public 4.Improve 7.Improve			2022	339,200	79,100	0	418,300		
2.Water 5.Improve 8.			2023	373,100	87,800	0	460,900		
3.Sewer 6.Improve 9.None			2024	418,300	98,900	0	517,200		
Street <b>3 Gravel</b>			2025	436,400	420,600	0	857,000		
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	11	Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			12.Arrowhead WF						1.Unimproved
<b>Sale Data</b>			13.Waterfront						2.Excess Ftg /De
Sale Date <b>9/10/2020</b>			14.Rear Land						3.Topography
Price <b>410,000</b>			15.Misc						4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>									5.Access or Rear
1.Land 4.Mobile 7.									6.Restriction
2.L & B 5.Other 8.									7.Open Space
3.Building 6. 9.									8.View/Environ
Financing <b>9 Unknown</b>			<b>Square Foot</b>	<b>Square Feet</b>					9.Fract Share
1.Convent 4.Seller 7.			16.Regular Lot						<b>Acres</b>
2.FHA/VA 5.Private 8.			17.Secondary Lot						30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			18.Excess Land						31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>			19.Condominium						32.Pasture
1.Valid 4.Split 7.Renovate			20.Pavement						33.Orchard
2.Related 5.Partial 8.Other			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					34.Frontage
3.Distress 6.Exempt 9.			21.Homesite (Frac						35.Triangular Lot
Verified <b>5 Public Record</b>			22.Vacant Lot (Fr						36.Commercial
1.Buyer 4.Agent 7.Family			23.Non Conforming						37.Softwood
2.Seller 5.Pub Rec 8.Other			<b>Acres</b>						38.Mixed Wood
3.Lender 6.MLS 9.			24.Excess ( 5-10)						39.Hardwood
			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
			<b>Total Acreage 0.59</b>						45.Camp Lot
									46.Site Improve

## Waterboro

Map Lot 034-015

Account 2269

Location 195 WEST SHORE ROAD

Card 1

Of 1

9/23/2024

Building Style <b>7</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade <b>0 0</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% 7 Electric</b>	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Other Units <b>0</b>	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories <b>2 Two Story</b>	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 <b>100% 3 Heat Pump</b>	Insulation <b>1 Full</b>
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 <b>2 Wood Shingle</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor <b>5 Very Good 100%</b>
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 <b>3 Metal</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>598</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>8 Excellent</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3- <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2024</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>1 Concrete</b>	# Fireplaces <b>0</b>	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: #2c7e8d; color: white; padding: 10px 20px; font-size: 2em; font-weight: bold; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">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 <b>100%</b>
Basement <b>5 Crawl Space</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 7.
2.1/2 Bmt 5.None 8.		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>
Wet Basement <b>9 No Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6.Office 9.RS	
3.Wet 6. 9.	Information Code <b>0</b>	
	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	1960	81	3 100	4	0 %	100 %	
1 One Story Frame	0	138	0 0	0	0 %	0 %	1.One Story Fram
68 Wood Deck	0	138	0 0	0	0 %	0 %	2.Two Story Fram
68 Wood Deck	0	260	0 0	0	0 %	0 %	3.Three Story Fr
21 Open Frame	0	126	0 0	0	0 %	0 %	4.1 & 1/2 Story
9 Patio	0	108	0 0	0	0 %	0 %	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

