

ROSATI, MICHAEL J, TRUSTEE
ROSATI, DEBORAH M, TRUSTEE
15 CADEN COURT
UPTON MA 01568

B13277P146 B15476P993 B18991P119

Previous Owner
ROSATI MICHAEL J
ROSATI, DEBORAH M
15 CADEN CT
UPTON MA 01568
Sale Date: 3/31/2022

Previous Owner
BOTH FLORENCE J
C/O MICHAEL & DEBORAH ROSATI
217 PORTER ST
MELROSE MA 02176
Sale Date: 8/21/2008

Inspection Witnessed By:

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

Notes:
23.1220 - added bathroom, updated siding material to vinyl, added 5x8 deck, changed 1SF addition with deck above to 2SF addition, corrected EFP to BE; remodel also included adding 20' dormer, replacement windows, new roofing, and some interior remodeling, increased condition to V Good - vv

Waterboro

| Property Data | | | Assessment Record | | | | | | |
|---|--|--|----------------------|----------------------|------------------|--------------|------------------|-------------------|------------------------|
| Neighborhood 24 EAST SHORE DR | | | Year | Land | Buildings | Exempt | Total | | |
| Tree Growth Year 0 | | | 2012 | 89,700 | 149,300 | 10,000 | 229,000 | | |
| 1ST MORTGAGE 0 | | | 2013 | 89,700 | 149,300 | 10,000 | 229,000 | | |
| 2ND MORTGAGE 0 | | | 2014 | 89,700 | 149,300 | 10,000 | 229,000 | | |
| Zone/Land Use 48 Shoreland | | | 2015 | 89,700 | 149,300 | 10,000 | 229,000 | | |
| Secondary Zone 31 | | | 2016 | 85,200 | 147,800 | 15,000 | 218,000 | | |
| Topography 1 Level | | | 2017 | 85,200 | 147,800 | 15,000 | 218,000 | | |
| 1.Level 4.Below St 7.Steep | | | 2018 | 85,200 | 147,800 | 20,000 | 213,000 | | |
| 2.Rolling 5.Low 8.Wet | | | 2019 | 85,200 | 147,800 | 20,000 | 213,000 | | |
| 3.Above St 6.Swampy 9.Lev/Roll | | | 2020 | 85,200 | 148,500 | 20,000 | 213,700 | | |
| Utilities 9 No Water/No Sewer | | | 2021 | 93,700 | 148,500 | 24,500 | 217,700 | | |
| 1.Public 4.Improve 7.Improve | | | 2022 | 102,200 | 163,300 | 25,000 | 240,500 | | |
| 2.Water 5.Improve 8. | | | 2023 | 112,500 | 181,100 | 0 | 293,600 | | |
| 3.Sewer 6.Improve 9.None | | | 2024 | 126,100 | 203,400 | 0 | 329,500 | | |
| Street 3 Gravel | | | 2025 | 131,500 | 300,500 | 0 | 432,000 | | |
| 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 | 057 | 110 | 100 % | 0 | 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 3/31/2022 | | | 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. | | | | 16.Regular Lot | | | | % | 9.Fract Share |
| 3.Building 6. 9. | | | 17.Secondary Lot | | | | % | 30.Rear (201+) | |
| Financing 9 Unknown | | | 18.Excess Land | | | | % | 31.Tillable/Horti | |
| 1.Convent 4.Seller 7. | | | 19.Condominium | | | | % | 32.Pasture | |
| 2.FHA/VA 5.Private 8. | | | 20.Pavement | | | | % | 33.Orchard | |
| 3.Assumed 6.Cash 9.Unknown | | | | | | | % | 34.Frontage | |
| Validity 2 Related Parties | | | | | | | % | 35.Triangular Lot | |
| 1.Valid 4.Split 7.Renovate | | | Fract. Acre | Acreege/Sites | | | | | 36.Commercial |
| 2.Related 5.Partial 8.Other | | | 21.Homesite (Frac | | | | % | 37.Softwood | |
| 3.Distress 6.Exempt 9. | | | 22.Vacant Lot (Fr | | | | % | 38.Mixed Wood | |
| Verified 5 Public Record | | | 23.Non Conforming | | | | % | 39.Hardwood | |
| 1.Buyer 4.Agent 7.Family | | | Acres | | | | % | 40.Wasteland | |
| 2.Seller 5.Pub Rec 8.Other | | | 24.Excess (5-10) | | | | % | 41.Gravel Pit (Ac | |
| 3.Lender 6.MLS 9. | | | 25.Excess (10+) | | | | % | 42.Mobile Home Si | |
| | | | 26.Excess | | | | % | 43.Condo Site | |
| | | | 27.Rear (1-100) | | | | % | 44.Utility ROW | |
| | | | 28.Rear (101-150) | | | | % | 45.Camp Lot | |
| | | | 29.Rear (151-200) | | | | % | 46.Site Improve | |
| | | | Total Acreage | | 0.07 | | | | |

Waterboro

Map Lot 035-022

Account 2303

Location 13 INSPIRATION POINT

Card 1

Of 1

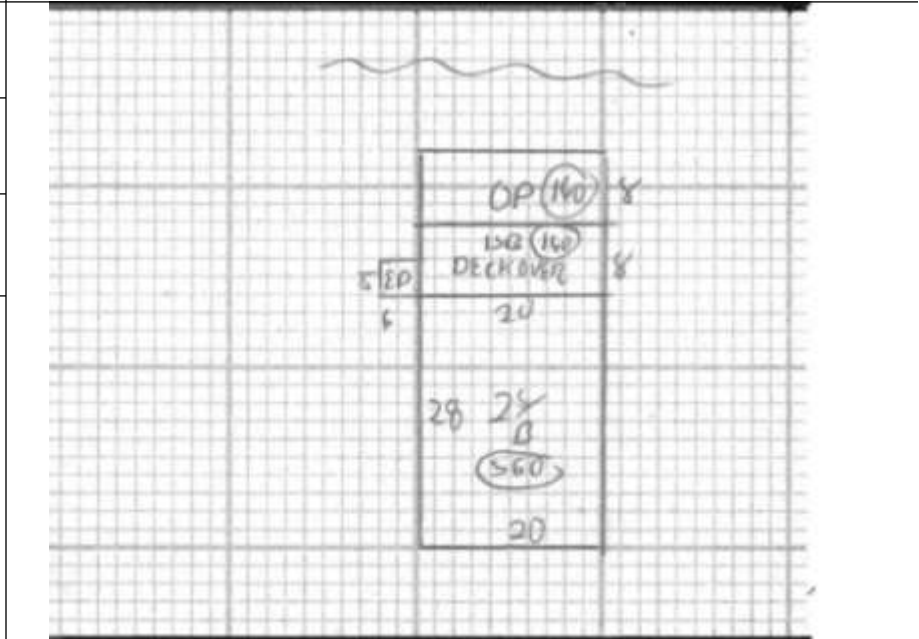
9/23/2024

| | | |
|-----------------|---------------------------|------------|
| Building Style | 1 Conventional | |
| 1.Conv | 5.Garr/Col | 9.Other |
| 2.Ranch | 6.Split | 10.Mohome |
| 3.R Ranch | 7.Contemp/ | 11.Condo |
| 4.Cape | 8.Log | 12. |
| Dwelling Units | 1 | |
| Other Units | 0 | |
| Stories | 2 Two Story | |
| 1.1 | 4.1.50 | 7.1.25 |
| 2.2 | 5.1.75 | 8. |
| 3.3 | 6.2.50 | 9. |
| Exterior Walls | 8 Aluminum/Vinyl | |
| 0.Wood | 4.Asb/Asph | 8.Alum/Vin |
| 1.Wood | 5.T-111 | 9.Other |
| 2.Wd Sh | 6.Br/St | 11. |
| 3.Compos. | 7.Nov | 12. |
| Roof Surface | 1 Asphalt Shingles | |
| 1.Asphalt | 4.Composit | 7. |
| 2.Slate | 5.Wood | 8. |
| 3.Metal | 6.Other | 9. |
| SF Masonry Trim | 0 | |
| OPEN-3- | 0 | |
| OPEN-4- | 0 | |
| Year Built | 1974 | |
| Year Remodeled | 2023 | |
| Foundation | 1 Concrete | |
| 1.Concrete | 4.Wood | 7. |
| 2.C Block | 5.Slab | 8. |
| 3.Br/Stone | 6.Prs/Post | 9. |
| Basement | 4 Full Basement | |
| 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 | 0 | |
| Wet Basement | 1 Dry Basement | |
| 1.Dry | 4. | 7. |
| 2.Damp | 5. | 8. |
| 3.Wet | 6. | 9. |

| | | |
|-----------------|--------------------------|-----------------------|
| SF Bsmt Living | 0 | |
| Fin Bsmt Grade | 0 0 | |
| OPEN 5 OPTIONAL | 0 | |
| Heat Type | 100% | 1 Hot Water BB |
| 1.HWBB | 5.FWA | 9.No Heat |
| 2.HWCI | 6.GravWA | 10. |
| 3.HWRAD | 7.Electric | 11. |
| 4.Steam | 8.F/WallM | 12. |
| Cool Type | 0% | 9 None |
| 1.Refrig | 4.W&C Air | 7. |
| 2.Evapor | 5. | 8. |
| 3.H Pump | 6. | 9.None |
| Kitchen Style | 2 Typical | |
| 1.Modern | 4.Obsolete | 7. |
| 2.Typical | 5. | 8. |
| 3.Old Type | 6. | 9.None |
| Bath(s) Style | 2 Typical Bath(s) | |
| 1.Modern | 4.Obsolete | 7. |
| 2.Typical | 5. | 8. |
| 3.Old Type | 6. | 9.None |
| # Rooms | 5 | |
| # Bedrooms | 3 | |
| # Full Baths | 3 | |
| # Half Baths | 0 | |
| # Addn Fixtures | 0 | |
| # Fireplaces | 1 | |



| | | |
|------------------|-----------------------|------------|
| Layout | 1 Typical | |
| 1.Typical | 4. | 7. |
| 2.Inadeq | 5. | 8. |
| 3.Not func | 6. | 9. |
| Attic | 9 None | |
| 1.1/4 Fin | 4.Full Fin | 7.1/4 Unfi |
| 2.1/2 Fin | 5.F/Stair | 8. |
| 3.3/4 Fin | 6.1/2 Unfi | 9.None |
| Insulation | 1 Full | |
| 1.Full | 4.Minimal | 7. |
| 2.Heavy | 5.Unk | 8. |
| 3.Capped | 6. | 9.None |
| Unfinished % | 0% | |
| Grade & Factor | 3 Average 110% | |
| 1.E Grade | 4.B Grade | 7.AAA Grad |
| 2.D Grade | 5.A Grade | 8. |
| 3.C Grade | 6.AA Grade | 9.Same |
| SQFT (Footprint) | 560 | |
| Condition | 7 Very Good | |
| 1.Poor | 4.Avg | 7.V G |
| 2.Fair | 5.Avg+ | 8.Exc |
| 3.Avg- | 6.Good | 9.Same |
| Phys. % Good | 0% | |
| Funct. % Good | 100% | |
| Functional Code | 9 None | |
| 1.Incomp | 4.Small | 7.Layout |
| 2.O-Built | 5.CDU | 8.Other |
| 3.Damage | 6.Style | 9.None |
| Econ. % Good | 100% | |
| Economic Code | None | |
| 0.None | 3.Services | 7. |
| 1.Location | 4.Traffic | 8. |
| 2.Encroach | 9.None | 9. |
| Entrance Code | 0 | |
| 1.Interior | 4.Vacant | 7. |
| 2.Refusal | 5.Estimate | 8. |
| 3.Informed | 6.Office | 9.RS |
| Information Code | 0 | |
| 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 | |
|-------------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 2 Two Story Frame | 1995 | 160 | 0 0 | 0 | 0 | 0 % | 0 % | 1.One Story Fram |
| 21 Open Frame | 0 | 160 | 0 0 | 0 | 0 | 0 % | 0 % | 2.Two Story Fram |
| 90 BSMT ENTRY | 0 | 30 | 0 0 | 0 | 0 | 0 % | 0 % | 3.Three Story Fr |
| 68 Wood Deck | 2023 | 40 | 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 |