

ROY PAUL A & LUCILLE C TRUSTEES OF THE ROY 2010 FAMILY TRUST
1 CAMPBELL ROAD
NORTH ANDOVER MA 01845

B6023P321 B16024P536

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 23 OSS�PEE POND E			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	81,000	85,600	0	166,600		
1ST MORTGAGE 0			2013	81,000	85,600	0	166,600		
2ND MORTGAGE 0			2014	81,000	85,600	0	166,600		
Zone/Land Use 48 Shoreland			2015	81,000	85,600	0	166,600		
Secondary Zone 31			2016	77,000	81,800	0	158,800		
Topography 7 Steep			2017	77,000	81,800	0	158,800		
1.Level 4.Below St 7.Steep			2018	77,000	81,800	0	158,800		
2.Rolling 5.Low 8.Wet			2019	77,000	81,800	0	158,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	77,000	82,400	0	159,400		
Utilities 9 No Water/No Sewer			2021	84,600	82,400	0	167,000		
1.Public 4.Improve 7.Improve			2022	92,300	90,700	0	183,000		
2.Water 5.Improve 8.			2023	101,600	100,600	0	202,200		
3.Sewer 6.Improve 9.None			2024	113,900	113,000	0	226,900		
Street 1 Paved			2025	118,800	146,600	0	265,400		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF	11	Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				135 %	0	1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet			%		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			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		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			Acres				%		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
							Total Acreage	0.05	43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve


Waterboro

Map Lot 036-014

Account 2326

Location 13 DOMINO DRIVE

Card 1 Of 1 9/23/2024

Building Style	2 Ranch	SF Bsmt Living	763	Layout	1 Typical			
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	3 100	1.Typical			
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq			
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100% 5 Force Warm Air	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	8 Alumunum/Vinyl		3.H Pump	6.	9.None			
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	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	2 Typical Bath(s)	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	1994		# Half Baths	0	1.Incomp			
Year Remodeled	0		# Addn Fixtures	0	4.Small			
Foundation	1 Concrete		# Fireplaces	0	7.Layout			
1.Concrete	4.Wood	7.				2.O-Built		
2.C Block	5.Slab	8.				3.Damage	6.Style	9.None
3.Br/Stone	6.Prs/Post	9.				Econ. % Good	100%	
Basement	4 Full Basement					Economic Code	None	
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	0					Entrance Code	0	
Wet Basement	1 Dry Basement					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	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	
68 Wood Deck	0	201	0 0	0	0	0	0	0
								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

