

DURFEE ALICIA M
 DURFEE, JAMES
 247 WHITING ST
 HANOVER MA 02340

B10525P168 B17594P934

Previous Owner
 GILES SCOTT M & THERESE C
 ATTN: ALICIA & JAMES DURFEE
 247 WHITING ST
 HANOVER MA 02340
 Sale Date: 11/01/2017

Property Data			Assessment Record						
Neighborhood 22 WEST SHORE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	106,800	110,300	0	217,100		
1ST MORTGAGE 0			2013	106,800	110,300	0	217,100		
2ND MORTGAGE 0			2014	106,800	110,300	0	217,100		
Zone/Land Use 48 Shoreland			2015	106,800	110,300	0	217,100		
Secondary Zone 31			2016	101,500	110,300	0	211,800		
Topography 1 Level			2017	101,500	110,300	0	211,800		
1.Level 4.Below St 7.Steep			2018	101,500	110,300	0	211,800		
2.Rolling 5.Low 8.Wet			2019	101,500	110,300	0	211,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	101,500	111,400	0	212,900		
Utilities 9 No Water/No Sewer			2021	111,600	111,400	0	223,000		
1.Public 4.Improve 7.Improve			2022	121,700	122,600	0	244,300		
2.Water 5.Improve 8.			2023	133,900	135,900	0	269,800		
3.Sewer 6.Improve 9.None			2024	150,200	153,000	0	303,200		
Street 3 Gravel			2025	156,600	201,100	0	357,700		
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						1.Unimproved
Sale Data			13.Waterfront						2.Excess Ftg /De
Sale Date 11/01/2017			14.Rear Land						3.Topography
Price 280,000			15.Misc						4.Size/Shape
Sale Type 2 Land & Buildings									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 9 Unknown			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 1 Arms Length Sale			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 5 Public Record			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 0.08						43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Map Lot 038-037

Account 2417

Location 253 WEST SHORE ROAD

Card 1

Of 1

9/23/2024

Building Style	1 Conventional			SF Bsmt Living	0			Layout	1 Typical			
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	0 0			1.Typical	4.	7.		
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL 0			2.Inadeq	5.	8.			
3.R Ranch	7.Contemp/	11.Condo		Heat Type	100% 8 Floor/Wall Unit M			3.Not func	6.	9.		
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat		Attic 4 Full Finished				
Dwelling Units 1				2.HWCI	6.GravWA 10.			1.1/4 Fin	4.Full Fin	7.1/4 Unfi		
Other Units 0				3.HWRAD	7.Electric 11.			2.1/2 Fin	5.FI/Stair		8.	
Stories 1 One Story				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	0% 9 None			Insulation 1 Full				
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 8 Aluminum/Vinyl				3.H Pump	6.	9.None		3.Capped 6. 9.None				
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style			2 Typical			Unfinished % 0%		
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.		Grade & Factor 3 Average 110%				
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 1 Asphalt Shingles				Bath(s) Style			2 Typical Bath(s)			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.		SQFT (Footprint) 720				
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition 7 Very Good				
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G		
SF Masonry Trim 0				# Rooms	4			2.Fair	5.Avg+		8.Exc	
OPEN-3- 0				# Bedrooms	2			3.Avg-	6.Good		9.Same	
OPEN-4- 0				# Full Baths	1			Phys. % Good 0%				
Year Built 1950				# Half Baths	0			Funct. % Good 100%				
Year Remodeled 1990				# Addn Fixtures	0			Functional Code 9 None				
Foundation 6 Piers/Posts				# Fireplaces	0			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: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>								
2.C Block	5.Slab	8.										
3.Br/Stone	6.Prs/Post	9.										
Basement 9 No 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 9 No Basement												
1.Dry	4.	7.										
2.Damp	5.	8.										
3.Wet	6.	9.										

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	272	0 0	0	0	0	%	1.One Story Fram
1 One Story Frame	0	110	0 0	0	0	0	%	2.Two Story Fram
24 Frame Shed	0	48	0 0	0	0	0	%	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

