

KOSICKI BERNARD J  
KOSICKI, MARGO P  
17 MONUMENT HILL RD  
CHELMSFORD MA 01824 1013

B10206P204

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>20 WEBBER RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	138,900	121,500	0	260,400		
1ST MORTGAGE <b>0</b>			2013	138,900	121,500	0	260,400		
2ND MORTGAGE <b>0</b>			2014	138,900	121,500	0	260,400		
Zone/Land Use <b>48 Shoreland</b>			2015	138,900	121,500	0	260,400		
Secondary Zone <b>31 .....</b>			2016	131,900	121,500	0	253,400		
Topography <b>2 Rolling</b>			2017	131,900	121,500	0	253,400		
1.Level 4.Below St 7.Steep			2018	131,900	121,500	0	253,400		
2.Rolling 5.Low 8.Wet			2019	131,900	121,500	0	253,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	131,900	122,100	0	254,000		
Utilities <b>9 No Water/No Sewer</b>			2021	145,100	122,100	0	267,200		
1.Public 4.Improve 7.Improve			2022	158,300	134,400	0	292,700		
2.Water 5.Improve 8.			2023	174,200	149,000	0	323,200		
3.Sewer 6.Improve 9.None			2024	195,300	167,300	0	362,600		
Street <b>1 Paved</b>			2025	203,700	221,200	0	424,900		
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			14.Rear Land						3.Topography
Price			15.Misc						4.Size/Shape
Sale Type									5.Access or Rear
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>					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						<b>Acres</b>
2.FHA/VA 5.Private 8.			20.Pavement						30.Rear (201+)
3.Assumed 6.Cash 9.Unknown									31.Tillable/Horti
Validity			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					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			<b>Acres</b>						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
				<b>Total Acreage</b>		0.10			43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

## Waterboro

Map Lot 041-010

Account 2470

Location 354 WEBBER ROAD

Card 1 Of 1 9/23/2024

Building Style	<b>3 Raised Ranch</b>			SF Bsmt Living	<b>750</b>			Layout	<b>1 Typical</b>		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>3 100</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% 8 Floor/Wall Unit M</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>1 One 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>0% 9 None</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>8 Alumunum/Vinyl</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>3 Average 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>1 Asphalt Shingles</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>1072</b>			
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition	<b>5 Above Average</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>5</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>1948</b>			# Half Baths	<b>1</b>			Funct. % Good	<b>100%</b>		
Year Remodeled	<b>1982</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: #2e7d72; color: white; padding: 10px; font-size: 2em; 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>4 Full Basement</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>1 Dry 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	
62 Patio	0	100	0 0	0	0	% 0	%	1.One Story Fram
68 Wood Deck	0	180	0 0	0	0	% 0	%	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

