

MOSCARDINI PAUL & REGINA TRUSTEES OF THE  
 DIAMOND REALTY TRUST  
 358 MAIN ST  
 AMESBURY MA 01913

B14708P533 B15986P968

Previous Owner  
 MEARS DAVID A & GAIL F  
 C/O PAUL & REGINA MOSCARDINI  
 358 MAIN ST  
 AMESBURY MA 01913  
 Sale Date: 11/15/2010

Previous Owner  
 MCMENIMEN ANGELA G  
 18 MAPLE ST  
 SAUGUS MA 01906  
 Sale Date: 12/21/2005

Property Data			Assessment Record				
Neighborhood <b>1 LAC WEST</b>			Year	Land	Buildings	Exempt	Total
Tree Growth Year <b>0</b>			2012	126,700	92,400	0	219,100
1ST MORTGAGE <b>0</b>			2013	126,700	92,400	0	219,100
2ND MORTGAGE <b>0</b>			2014	126,700	92,400	0	219,100
Zone/Land Use <b>48 Shoreland</b>			2015	126,700	92,400	0	219,100
Secondary Zone			2016	120,400	92,400	0	212,800
Topography <b>2 Rolling</b>			2017	120,400	92,400	0	212,800
1.Level 4.Below St 7.Steep			2018	120,400	92,400	0	212,800
2.Rolling 5.Low 8.Wet			2019	120,400	92,400	0	212,800
3.Above St 6.Swampy 9.Lev/Roll			2020	120,400	93,400	0	213,800
Utilities <b>9 No Water/No Sewer</b>			2021	132,400	93,400	0	225,800
1.Public 4.Improve 7.Improve			2022	144,500	102,700	0	247,200
2.Water 5.Improve 8.			2023	158,900	114,000	0	272,900
3.Sewer 6.Improve 9.None			2024	178,200	128,000	0	306,200
Street <b>3 Gravel</b>			2025	190,100	175,400	0	365,500
1.Paved 4.Proposed 7.ROW							
2.Semi Imp 5.Pvt 8.None							
3.Gravel 6.Aband 9.TG PLAN							

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF	13	104	232	80 %	6	1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		<b>Acres</b>
				%		30.Rear (201+)
				%		31.Tillable/Horti
				%		32.Pasture
				%		33.Orchard
				%		34.Frontage
				%		35.Triangular Lot
				%		36.Commercial
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.Gravel Pit (Ac
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Utility ROW
				%		45.Camp Lot
				%		46.Site Improve
<b>Square Foot</b>		<b>Square Feet</b>				
16.Regular Lot				%		
17.Secondary Lot				%		
18.Excess Land				%		
19.Condominium				%		
20.Pavement				%		
<b>Fract. Acre</b>		<b>Acreege/Sites</b>				
21.Homesite (Frac				%		
22.Vacant Lot (Fr				%		
23.Non Conforming				%		
<b>Acres</b>						
24.Excess ( 5-10)				%		
25.Excess (10+)				%		
26.Excess				%		
27.Rear (1-100)				%		
28.Rear (101-150)				%		
29.Rear (151-200)				%		
<b>Total Acreage</b>				0.28		

Notes:

Sale Data		
Sale Date	<b>11/15/2010</b>	
Price	<b>194,500</b>	
Sale Type <b>2 Land &amp; Buildings</b>		
1.Land 4.Mobile 7.		
2.L & B 5.Other 8.		
3.Building 6. 9.		
Financing <b>1 Conventional</b>		
1.Convent 4.Seller 7.		
2.FHA/VA 5.Private 8.		
3.Assumed 6.Cash 9.Unknown		
Validity <b>1 Arms Length Sale</b>		
1.Valid 4.Split 7.Renovate		
2.Related 5.Partial 8.Other		
3.Distress 6.Exempt 9.		
Verified <b>1 Buyer</b>		
1.Buyer 4.Agent 7.Family		
2.Seller 5.Pub Rec 8.Other		
3.Lender 6.MLS 9.		

## Waterboro

Map Lot 045-001-515


Account 3335

Location 82 DIAMOND DRIVE

Card 1

Of 1

9/23/2024

Building Style	<b>2 Ranch</b>			SF Bsmt Living	<b>614</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% 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>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>9 Other</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 95%</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>768</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>1</b>			Phys. % Good	<b>0%</b>		
Year Built	<b>1972</b>			# Half Baths	<b>1</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.						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>5 Estimated</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>5 Estimate</b>			
							1.Owner	4.Agent	7.		
							2.Relative	5.Estimate	8.		
							3.Tenant	6.Other	9.SNY		

Date Inspected 8/04/2005

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	280	0 0	0	0 %	0 %		1.One Story Fram
62 Patio	0	280	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

