

ROBERT J RUGGIERO, TRUSTEE OF THE
LORRETTA A BUDA IRREVOCABLE LIVING TRUST
23 BEACHVIEW ROAD
EAST BOSTON MA 02128

B13000P233 B19175P42

Previous Owner
GAUDINO NICHOLAS J
BUDA, LORETTA A
16 THURSTON STREET
EAST BORSTON MA 02128
Sale Date: 12/16/2022

Property Data			Assessment Record						
Neighborhood 8 LAKE SHERBURNE			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	139,400	75,700	0	215,100		
1ST MORTGAGE 0			2013	139,400	75,700	0	215,100		
2ND MORTGAGE 0			2014	139,400	75,700	0	215,100		
Zone/Land Use 48 Shoreland			2015	139,400	75,700	0	215,100		
Secondary Zone 31			2016	125,500	71,900	0	197,400		
Topography 1 Level			2017	125,500	71,900	0	197,400		
1.Level 4.Below St 7.Steep			2018	125,500	71,900	0	197,400		
2.Rolling 5.Low 8.Wet			2019	125,500	71,900	0	197,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	125,500	72,400	0	197,900		
Utilities 9 No Water/No Sewer			2021	138,000	72,400	0	210,400		
1.Public 4.Improve 7.Improve			2022	150,600	79,700	0	230,300		
2.Water 5.Improve 8.			2023	165,600	88,400	0	254,000		
3.Sewer 6.Improve 9.None			2024	185,700	99,200	0	284,900		
Street 3 Gravel			2025	220,500	129,400	0	349,900		
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		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 12/16/2022			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot		Square Feet				7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 2 Related Parties							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre		Acres/Sites				33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21		0.48	90 %	5	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreage		0.48				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
24.0513 - corrected acreage - vw

