

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

Inspection Witnessed By:

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| X | | |
| | | |
| | | |
| | | |

Notes:
24.0513 - corrected acreage - vw

Waterboro

| Property Data | | | Assessment Record | | | | | | |
|---|--|--|---------------------------|----------------------|------------------|--------------|------------------|-------------|------------------------|
| Neighborhood 8 LAKE SHERBURNE | | | Year | Land | Buildings | Exempt | Total | | |
| Tree Growth Year 0 | | | 2012 | 29,000 | 18,900 | 0 | 47,900 | | |
| 1ST MORTGAGE 0 | | | 2013 | 29,000 | 18,900 | 0 | 47,900 | | |
| 2ND MORTGAGE 0 | | | 2014 | 29,000 | 18,900 | 0 | 47,900 | | |
| Zone/Land Use 48 Shoreland | | | 2015 | 29,000 | 18,900 | 0 | 47,900 | | |
| Secondary Zone 31 | | | 2016 | 26,100 | 18,900 | 0 | 45,000 | | |
| Topography 1 Level | | | 2017 | 26,100 | 18,900 | 0 | 45,000 | | |
| 1.Level 4.Below St 7.Steep | | | 2018 | 26,100 | 18,900 | 0 | 45,000 | | |
| 2.Rolling 5.Low 8.Wet | | | 2019 | 26,100 | 18,900 | 0 | 45,000 | | |
| 3.Above St 6.Swampy 9.Lev/Roll | | | 2020 | 26,100 | 18,900 | 0 | 45,000 | | |
| Utilities 9 No Water/No Sewer | | | 2021 | 28,800 | 18,900 | 0 | 47,700 | | |
| 1.Public 4.Improve 7.Improve | | | 2022 | 31,400 | 20,700 | 0 | 52,100 | | |
| 2.Water 5.Improve 8. | | | 2023 | 34,500 | 23,000 | 0 | 57,500 | | |
| 3.Sewer 6.Improve 9.None | | | 2024 | 38,700 | 26,300 | 0 | 65,000 | | |
| Street 3 Gravel | | | 2025 | 50,900 | 36,100 | 0 | 87,000 | | |
| 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 | Acreege/Sites | | | | | 33.Orchard |
| 2.Related 5.Partial 8.Other | | | 21.Homesite (Frac | 23 | 0.47 | 50 | % | 6 | 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 0.47 | | | | | | 44.Utility ROW |
| | | | | | | | | | 45.Camp Lot |
| | | | | | | | | | 46.Site Improve |

Waterboro

Map Lot 047-021

Account 3807

Location NORTHEAST ROAD

Card 1

Of 1

9/23/2024

| | | |
|-------------------------------------|----------------------------|---------------------------------|
| Building Style 0 | SF Bsmt Living 0 | Layout 0 |
| 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% 0 | 3.Not func 6. 9. |
| 4.Cape 8.Log 12. | 1.HWBB 5.FWA 9.No Heat | Attic 0 |
| Dwelling Units 0 | 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 0 | 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 0 |
| 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 0 Wood Siding | 3.H Pump 6. 9.None | 3.Capped 6. 9.None |
| 0.Wood 4.Asb/Asph 8.Alum/Vin | Kitchen Style 0 | Unfinished % 0% |
| 1.Wood 5.T-111 9.Other | 1.Modern 4.Obsolete 7. | Grade & Factor 0 0% |
| 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 0 | Bath(s) Style 0 | 3.C Grade 6.AA Grade 9.Same |
| 1.Asphalt 4.Composit 7. | 1.Modern 4.Obsolete 7. | SQFT (Footprint) 0 |
| 2.Slate 5.Wood 8. | 2.Typical 5. 8. | Condition 0 |
| 3.Metal 6.Other 9. | 3.Old Type 6. 9.None | 1.Poor 4.Avg 7.V G |
| SF Masonry Trim 0 | # Rooms 0 | 2.Fair 5.Avg+ 8.Exc |
| OPEN-3- 0 | # Bedrooms 0 | 3.Avg- 6.Good 9.Same |
| OPEN-4- 0 | # Full Baths 0 | Phys. % Good 0% |
| Year Built 0 | # Half Baths 0 | Funct. % Good 100% |
| Year Remodeled 0 | # Addn Fixtures 0 | Functional Code 9 None |
| Foundation 0 | # Fireplaces 0 | 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 100% |
| Basement 0 | | 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 0 | | 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 | |
|-----------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 24 Frame Shed | 1980 | 96 | 3 100 | 4 | 70 % | 100 % | | 1.One Story Fram |
| 23 Frame Garage | 2005 | 832 | 3 100 | 6 | 95 % | 100 % | | 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 |