

VON HANDORF MICHELLE L
197 VEST WAY
NORTH ANDOVER MA 01845

B14083P58 B16008P160

Previous Owner
VON HANDORF WILLIAM J
16 HENRY STREET

SAUGUS MA 01906
Sale Date: 12/01/2010

Previous Owner
VON HANDORF WILLIAM & DAVID J
16 HENRY ST

SAUGUS MA 01906
Sale Date: 5/13/2004

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
24.0523 - corrected acreage - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 8 LAKE SHERBURNE			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	127,300	98,700	0	226,000		
1ST MORTGAGE 0			2013	127,300	98,700	0	226,000		
2ND MORTGAGE 0			2014	127,300	98,700	0	226,000		
Zone/Land Use 48 Shoreland			2015	127,300	98,700	0	226,000		
Secondary Zone 31			2016	114,600	107,900	0	222,500		
2017			114,600	107,900	0	222,500			
Topography 1 Level			2018	114,600	107,900	0	222,500		
1.Level 4.Below St 7.Steep			2019	114,600	107,900	0	222,500		
2.Rolling 5.Low 8.Wet			2020	114,600	109,200	0	223,800		
3.Above St 6.Swampy 9.Lev/Roll			2021	126,000	109,200	0	235,200		
Utilities 9 No Water/No Sewer			2022	137,500	120,100	0	257,600		
1.Public 4.Improve 7.Improve			2023	151,200	133,200	0	284,400		
2.Water 5.Improve 8.			2024	169,500	150,700	0	320,200		
3.Sewer 6.Improve 9.None			2025	206,200	212,000	0	418,200		
Street 3 Gravel			Land Data						
1.Paved 4.Proposed 7.ROW			Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp 5.Pvt 8.None					Frontage	Depth	Factor	Code	
3.Gravel 6.Aband 9.TG PLAN			11.Ossipee WF			%		1.Unimproved	
LAND USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
BUILDING USE 0			13.Waterfront			%		3.Topography	
Sale Data			14.Rear Land			%		4.Size/Shape	
Sale Date 12/01/2010			15.Misc			%		5.Access or Rear	
Price						%		6.Restriction	
Sale Type 2 Land & Buildings						%		7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.			16.Regular Lot			%		9.Fract Share	
3.Building 6. 9.			17.Secondary Lot			%		Acres	
Financing 1 Conventional			18.Excess Land			%		30.Rear (201+)	
1.Convent 4.Seller 7.			19.Condominium			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			20.Pavement			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown						%		33.Orchard	
Validity 1 Arms Length Sale						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreage/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.42	90	%	5	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		36.Commercial	
Verified 1 Buyer			23.Non Conforming			%		37.Softwood	
1.Buyer 4.Agent 7.Family			Acres			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		39.Hardwood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		40.Wasteland	
			26.Excess			%		41.Gravel Pit (Ac	
			27.Rear (1-100)			%		42.Mobile Home Si	
			28.Rear (101-150)			%		43.Condo Site	
			29.Rear (151-200)			%		44.Utility ROW	
			Total Acreage		0.42				
						45.Camp Lot			
						46.Site Improve			

Waterboro

Map Lot 047-136

Account 3875

Location 8 BERNIER LANE

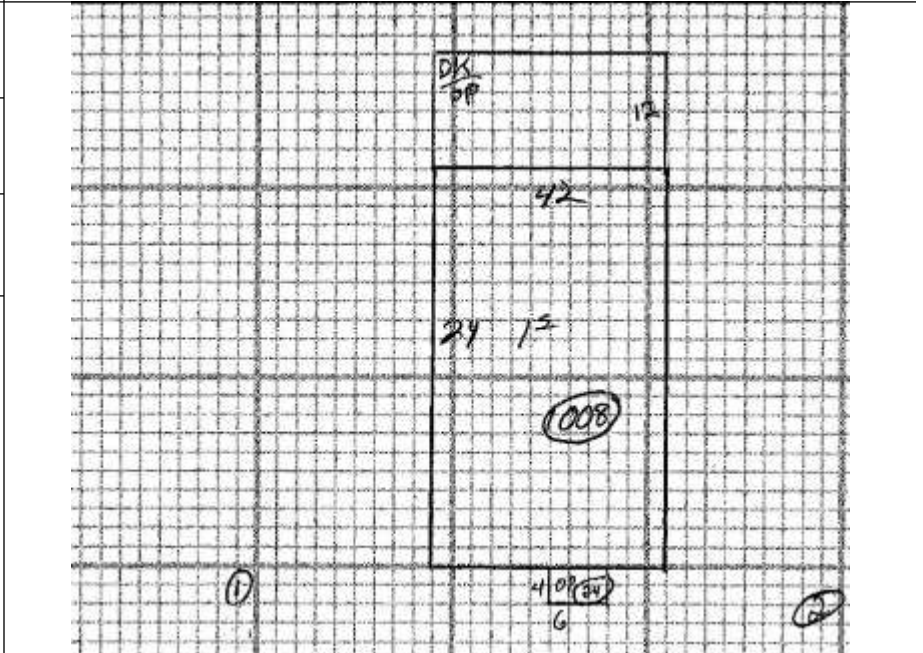
Card 1 Of 1 9/23/2024

Building Style	2 Ranch	
1.Conv	5.Garr/Col	9.Other
2.Ranch	6.Split	10.Mohome
3.R Ranch	7.Contemp/	11.Condo
4.Cape	8.Log	12.
Dwelling Units	1	
Other Units	0	
Stories	1 One Story	
1.1	4.1.50	7.1.25
2.2	5.1.75	8.
3.3	6.2.50	9.
Exterior Walls	2 Wood Shingle	
0.Wood	4.Asb/Asph	8.Alum/Vin
1.Wood	5.T-111	9.Other
2.Wd Sh	6.Br/St	11.
3.Compos.	7.Nov	12.
Roof Surface	1 Asphalt Shingles	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	0	
OPEN-3-	0	
OPEN-4-	0	
Year Built	1969	
Year Remodeled	0	
Foundation	2 Concrete Block	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Prs/Post	9.
Basement	3 3/4 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	1 Dry Basement	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	0	
Fin Bsmt Grade	0 0	
OPEN 5 OPTIONAL	0	
Heat Type	100% 5 Force Warm Air	
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.HWRAD	7.Electric	11.
4.Steam	8.F/WallM	12.
Cool Type	0% 9 None	
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	2 Typical	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	2 Typical Bath(s)	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	0	
# Bedrooms	3	
# Full Baths	1	
# Half Baths	0	
# Addn Fixtures	0	
# Fireplaces	0	



Layout	1 Typical	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Not func	6.	9.
Attic	9 None	
1.1/4 Fin	4.Full Fin	7.1/4 Unfi
2.1/2 Fin	5.F/Stair	8.
3.3/4 Fin	6.1/2 Unfi	9.None
Insulation	1 Full	
1.Full	4.Minimal	7.
2.Heavy	5.Unk	8.
3.Capped	6.	9.None
Unfinished %	0%	
Grade & Factor	3 Average 100%	
1.E Grade	4.B Grade	7.AAA Grad
2.D Grade	5.A Grade	8.
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	1008	
Condition	6 Good	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	0%	
Funct. % Good	100%	
Functional Code	9 None	
1.Incomp	4.Small	7.Layout
2.O-Built	5.CDU	8.Other
3.Damage	6.Style	9.None
Econ. % Good	100%	
Economic Code	None	
0.None	3.Services	7.
1.Location	4.Traffic	8.
2.Encroach	9.None	9.
Entrance Code	0	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Office	9.RS
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
21 Open Frame	0	24	0 0	0	0 %	0 %	
24 Frame Shed	1969	84	3 100	4	95 %	100 %	
24 Frame Shed	1969	84	3 100	4	95 %	100 %	
68 Wood Deck	2015	288	2 150	4	95 %	100 %	
21 Open Frame	2015	288	3 100	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 1.One Story Fram
- 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