Map Lot 04-026 | Account 300 | Location 108 Old No. Berwick Road | Card 1 Of 1 | 8/30/2017

Hornitos Construction LLC

264 Shaker Hill Rd

Alfred ME 04002
B14134P836 B17429P441

Previous Owner
Worster, Leonard C.
7 Worster Avenue

Merrimack NH 03054
Sale Date: 2/23/2017

Previous Owner
Worster, Clarence
P.O. Box 803

Merrimack NH 03054

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

03/15/04 Called owner, Clarence Worster, spoke w/ his widow, Josephine. She said Clarence died a year ago. Her son has brought paperwork (including recent deed) to the lawyer. She will have her son speak w/ the lawyer so he can fax us a copy of the recent deed.

03/16/04 Spoke with Nancy Worster (Josephine's daughter-in-law), and she is faxing me copies of the 2 recent

Layman

Property Data

Neighborhood **16 TOWN RD**

Tree Growth Year **0**

Road Frontage/ft **200**

Water Frontage/ft **0**

Zone/Land Use **11 Residential**

Secondary Zone

Topography **1 Level** **9**

1.Level 4.Low 7.
2.Sloping 5.Swampy 8.
3.Rolling 6.Ledge 9.

Utilities **5 Dug Well** **9 None**

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.
3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.
2.Gravel 5.R O W 8.
3.Semi-Imp 6. 9.None

Waterfront **0**

Reinspection **0**

Sale Data

Sale Date **2/23/2017**

Price **33,500**

Sale Type **1 Land Only**

1.Land 4.Mobile 7.
2.L & B 5.Comm 8.
3.Building 6.Other 9.

Financing **9 Unknown**

1.Conv 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split/Asm 7.Changes
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.questionab

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.Confid

Assessment Record

Year	Land	Buildings	Exempt	Total
2005	32,500	0	0	32,500
2006	32,500	0	0	32,500
2007	32,500	0	0	32,500
2008	32,500	0	0	32,500
2009	32,500	0	0	32,500
2010	32,500	0	0	32,500
2011	32,500	0	0	32,500
2012	32,500	0	0	32,500
2013	32,500	0	0	32,500
2014	32,500	0	0	32,500
2015	32,500	0	0	32,500
2016	32,500	0	0	32,500
2017	32,500	0	0	32,500
2018	32,500	0	0	32,500

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Baselot Imp Fr	22	1.00		100 %	0
22.Baselot Unimp	44	1.00		100 %	0
24.Baselot Imp				%	
Acres				%	
25.Baselot Unimp				%	
26.Frontage				%	
27.Secondary Lot				%	
28.Rear 1				%	
29.Rear 2				%	
30.Water Frontage		**Total Acreage**	1.00		

Influence Codes
1.Misimproved
2.Excess Frontag
3.Topography
4.Size/Shape
5.Access
6.Restrict/Servi
7.Corner
8.View/Environme
9.Fractional Sha
Acres
31.Tillable/Orcha
32.Pasture
33.Horticultural/
34.Blueberry Barr
35.Gravel Pit
36.Farm/Open Spac
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.Wasteland
41.Roadway
42.Mobile Home Si
43.Condominium Si
44.Lot Improvemen
45.Campsite
46.Secondary Use/
47.Softwood (Farm

Lyman

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Building Style		
1.Conv	5.Log	9.....
2.Bi Level	6.Dbl Wd	10.
3.Split	7.Seasonal	11.
4.Contemp	8.Other	12.

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.Wood	5.Stucco	9.....
2.Al/Vinyl	6.Mas Ven	10.
3.Compostn	7.Masonry	11.
4.Asb/Asp	8.Other	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim
DORMER #LF
CENTRAL
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawlsp	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade

Heat Type **100%**		
1.HW	5.FWA	9.No Heat
2.HW Floor	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.Typical	4.	7.
2.Inadequa	5.	8.
3.Modern	6.	9.None

Bath(s) Style		
1.Typical	4.	7.
2.Inadequa	5.	8.
3.Modern	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.Fl/Stair	4.3/4 Fin	7.
2.1/4 Fin	5.Full Fin	8.
3.1/2 Fin	6.	9.None

Insulation		
1.Full	4.	7.
2.Capped	5.	8.
3.Minimal	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.A+ Grade
2.D Grade	5.B+ Grade	8.AA Grade
3.C Grade	6.A Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.Other	7.
2.O-Built	5.	8.
3.Record	6.	9.

Econ. % Good

Economic Code		
0.None	3.Services	6.Comm Wal
1.Location	4.Vis Imp	8.Fraction
2.Encroach	5.Multi-fa	9.None

Entrance Code **0**		
1.Inspect	4.Estimate	7.
2.Refusal	5.	8.
3.Vacant	6.	9.

Information Code **0**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fr
2.Two Story Fr
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Fr Porch
22.Encl Fr Porch
23.Fr Garage
24.Fr Shed
25.Fr Bay Window
26.1S Fr Overhang
27.Unfinished Bas
28.Unfinished Att
29.Finished Attic