Map Lot 30-056 | Account 2144 | Location 73 Rhode Island Avenue | Card 1 Of 1 | 9/01/2017

Woolf, Cheryl M. & Michael J.

94 Essex Heights Drive

Weymouth MA 02188
B16900P578

Previous Owner
Geaudreau, Alfred E. & Donna L.
14 Witchtrot Rd.

So. Berwick ME 03908
Sale Date: 9/26/2014

Previous Owner
Nielsen, Richard A. & Ann M.
c/o Alfred E. Geaudreau
14 Witchtrot Rd.
So. Berwick ME 03908
Sale Date: 6/29/2007

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

7/7/95 Sylvester to Nielsen B7469P294
6/29/07 Nielsen to Geaudreau B15197P525 (includes 30-009-A) $150,000
09/26/2014 Geaudreau to Woolf - $209,900 - B16900P578 and 30-009-A for $10,000 - B16900P579

Lyman

Property Data

Neighborhood	**64 BUNGANUT POND WI**	
Tree Growth Year	**0**	
Road Frontage/ft		**84**
Water Frontage/ft		**0**
Zone/Land Use	**11 Residential**	
Secondary Zone		
Topography	**3 Rolling**	**9**

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

Utilities	**4 Drilled Well**	**6 Septic**

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

Street	**2 Gravel**	

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	**9/26/2014**
Price	**209,900**
Sale Type	**2 Land & Buildings**

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	37,200	33,000	7,000	63,200
2006	37,200	33,000	11,011	59,189
2007	37,200	73,000	12,090	98,110
2008	37,200	73,000	0	110,200
2010	37,200	73,000	0	110,200
2011	37,200	73,000	0	110,200
2012	37,200	73,000	0	110,200
2013	37,200	73,000	0	110,200
2014	37,200	73,000	0	110,200
2015	37,200	90,500	0	127,700
2016	37,200	90,500	0	127,700
2017	37,200	90,500	0	127,700
2018	37,200	90,500	0	127,700

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	21	0.16	100 %	0
22.Baselot Unimp	44	2.00	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 0.16

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

Map Lot 30-056 | Account 2144 | Location 73 Rhode Island Avenue | Card 1 Of 1 | 9/01/2017

Building Style	**1 Conventional**	
1.Conv	5.Log	9.....
2.Bi Level	6.Dbl Wd	10.
3.Split	7.Seasonal	11.
4.Contemp	8.Other	12.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**5 One & 3/4 Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**2 Aluminum/Vinyl**	
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	**3 Sheet Metal**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
DORMER #LF	**0**	
CENTRAL	**0**	
Year Built	**1984**	
Year Remodeled	**2014**	
Foundation	**2 Concrete Block**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full 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	**0**	
Wet Basement	**3 Wet Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

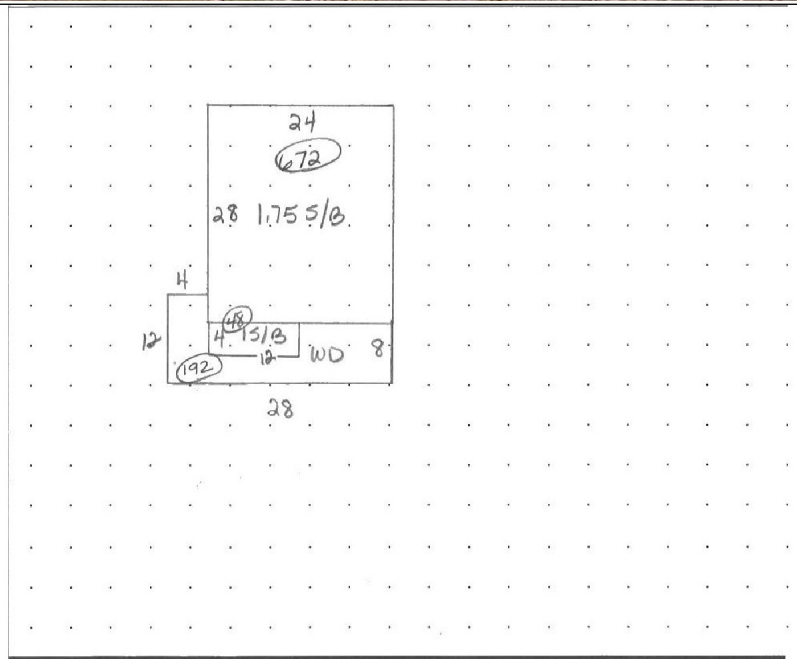
SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
	0	
Heat Type	**100%**	**5 Forced Warm Air**
1.HW	5.FWA	9.No Heat
2.HW Floor	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**1 Typical**	
1.Typical	4.	7.
2.Inadequa	5.	8.
3.Modern	6.	9.None
Bath(s) Style	**1 Typical**	
1.Typical	4.	7.
2.Inadequa	5.	8.
3.Modern	6.	9.None
# Rooms	**5**	
# Bedrooms	**2**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**1**	
# Fireplaces	**0**	

TRIO Software
A Division of Harris Computer Systems

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
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**	
1.Full	4.	7.
2.Capped	5.	8.
3.Minimal	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**4 Average 100%**	
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)	**672**	
Condition	**5 Above Average**	
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.Other	7.
2.O-Built	5.	8.
3.Record	6.	9.
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	6.Comm Wal
1.Location	4.Vis Imp	8.Fraction
2.Encroach	5.Multi-fa	9.None
Entrance Code	**1 Inspect**	
1.Inspect	4.Estimate	7.
2.Refusal	5.	8.
3.Vacant	6.	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 5/18/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Fr	0	48	3 100	4	0 %	100 %	
27 Unfinished	0	48	3 100	4	0 %	100 %	
67 Wood Deck	0	192	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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