

FREDRICKSON, DAVID P ET AL  
DRISCOLL, NANCY F ET AL  
172 TAMARACK RD  
WESTWOOD MA 02090

B18167P335

**Property Data**

Neighborhood	58 Little Sebago Lodges		
Tree Growth Year	0		
REVIEW	0		
Building Permit	0		
Zone/Land Use	12 Limited Residential		
Secondary Zone			
Topography	1 Level		
1. Hill	4. Below St	7.	
2. Rolling	5. Low	8.	
3. Above St	6. Swampy	9.	
4. Filled Well/Point			
1. Public	4. Dug Well/Po	7. Cesspool	
2. Water	5. Dug Well	8. Lake	
3. Holding Ta	6. Septic	9. None	
Street	1 Paved		
1. Paved	4. Proposed	8.	
2. Semi Imp	5. R/O/W	9.	
3. Gravel	6.	9. None	
GIS Map	24		
Field Review	50		

**Assessment Record**

Year	Land	Buildings	Exempt	Total
2011	151,162	113,762	0	264,924
2012	151,162	113,762	0	264,924
2013	151,162	113,762	0	264,924
2014	151,162	119,800	0	270,962
2015	151,200	119,800	0	271,000
2016	151,200	119,800	0	271,000
2017	151,200	119,800	0	271,000
2018	151,200	119,800	0	271,000
2019	227,300	187,000	0	414,300
2020	227,300	187,000	0	414,300
2021	227,300	187,000	0	414,300
2022	227,300	187,000	0	414,300
2023	227,300	208,200	0	435,500
Calc.	454,600	315,500	0	770,100

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

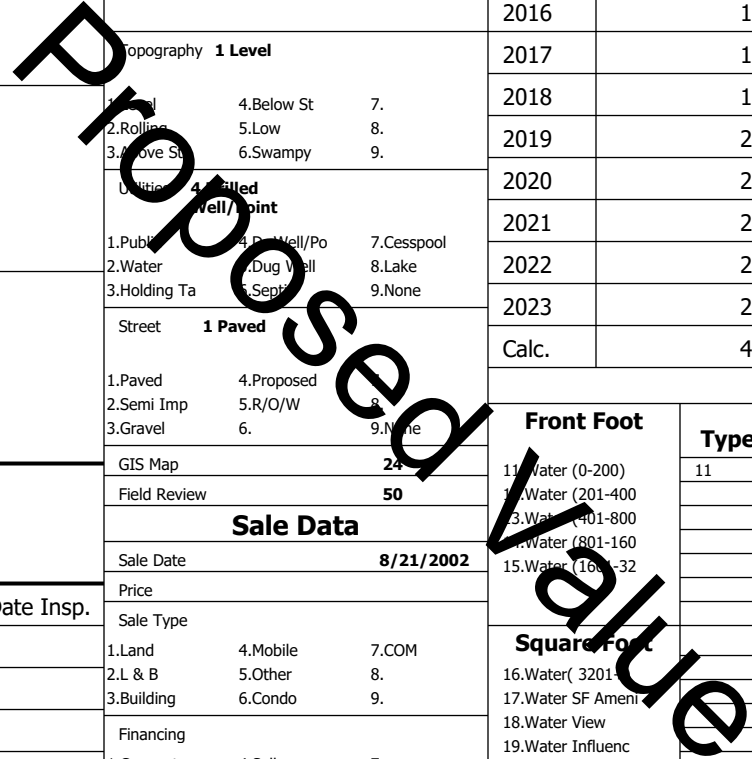
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**Sale Data**

Sale Date	8/21/2002		
Price			
Sale Type			
1. Land	4. Mobile	7.COM	
2. L & B	5. Other	8.	
3. Building	6. Condo	9.	
Financing			
1. Convent	4. Seller	7.	
2. FHA/VA	5. Private	8.	
3. Assumed	6. Cash	9. Unknown	
Validity			
1. Valid	4. Split	7. Multiple	
2. Related	5. Partial	8. Other	
3. Distress	6. Exempt	9. Estate	
Verified			
1. Buyer	4. Agent	7. Family	
2. Seller	5. Pub Rec	8. Other	
3. Lender	6. MLS	9.	

**Land Data**

Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
11	085	000	100 %	0	1.Unimproved
			%		2.Excess Frtg
			%		3.Topography
			%		4.Size/Shape
			%		5.Access
			%		6.Restriction
			%		7.Open Space
			%		8.Environmental
			%		9.Condo
			%		Acres
			%		30.Blueberry(1-20
			%		31.Blueberry(21 -
			%		32.Crop Land
			%		33.Pasture
			%		34.Shorefront B
			%		35.Shorefront C
			%		36.ANTENNA SITE
			%		37.Softwood TG
			%		38.Mixed Wood TG
			%		39.Hardwood TG
			%		40.Wasteland
			%		41.Woodland
			%		42.Mobile Home Si
			%		43.Camp Site
			%		44.Lot Improvemen
			%		45.BA SF - Oce
			%		46.SP Meadow Cond
<b>Total Acreage</b> 0.49					



Building Style <b>1 Conventional</b>	SF Bsmt Living <b>500</b>	Layout <b>1 Typical</b>
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade <b>3 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat <b>0</b>	2.Inadeq 5. 8.
3.R Ranch/ 7.Contemp 11.Cottage	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic <b>1 1/4 Finished</b>
Dwelling Units <b>1</b>	2.HWCI 6.Monitor 10.UNH2F	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.HWRF 7.Electric 11.Geother	2.1/2 Fin 5.FI/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.FI/Wall 12.Heat/Co	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Central 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5. 8.
Exterior Walls <b>3 Composition/</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboard 5.Stucco 9.B & B	Kitchen Style <b>1 Modern</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor <b>4 Good 100%</b>
3.Compos./ 7.Stone 11.Concret	2.Typical 5. 8.	1.E Grade 4.B Grade 7.SC Grade
4.Asbestos 8.Wood Shi 12.Wood Bo	3.Old Type 6. 9.None	2.A Grade 5.A Grade 8.
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>1056</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Foundation <b>5 Good</b>
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	2.Fair Avg 8.Exc
SOLAR VOLTAIC <b>0</b>	# Bedrooms <b>5</b>	3.Avg- Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>3</b>	Phys. % Good <b>0%</b>
Year Built <b>1972</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>2 Concrete Block</b>	# Fireplaces <b>0</b>	1.Incomp 4.Delap 5.Layoff
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 6.Long Term
2.C Block 5.Slab 8.		3.Damage 6.Style None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 6.Obsolete
2.1/2 Bmt 5.Crwl 8.		1.Location 4.Generate 9.None
3.3/4 Bmt 6. 9.None		2.Encroach 5.Flood Pl 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 8/04/2015

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1 Story/Basement	0	128	0 0	0	0	% 100 %	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
1 One Story Frame	0	320	0 0	0	0	% 100 %	21.Open Frame Por 22.Encl Frame Por 23.Frame Garage 24.Frame Shed
68 Wood Deck	2024	603	4 100	4	0	% 100 %	25.Frame Bay Wind 26.1SFr Overhang 27.Unfin Basement 28.Unfinished Att 29.Finished Attic
62 Patio	0	603	0 0	0	0	% 100 %	
24 Frame Shed	0	96	2 100	4	0	% 100 %	
68 Wood Deck	0	60	0 0	0	0	% 100 %	
						% %	
						% %	
						% %	
						% %	

