

FROTTON, GEORGE E JR
FROTTON, PATRICIA A
116 OLD BOSTON RD
TEWKSBURY MA 01876

B6545P121

Inspection Witnessed By:

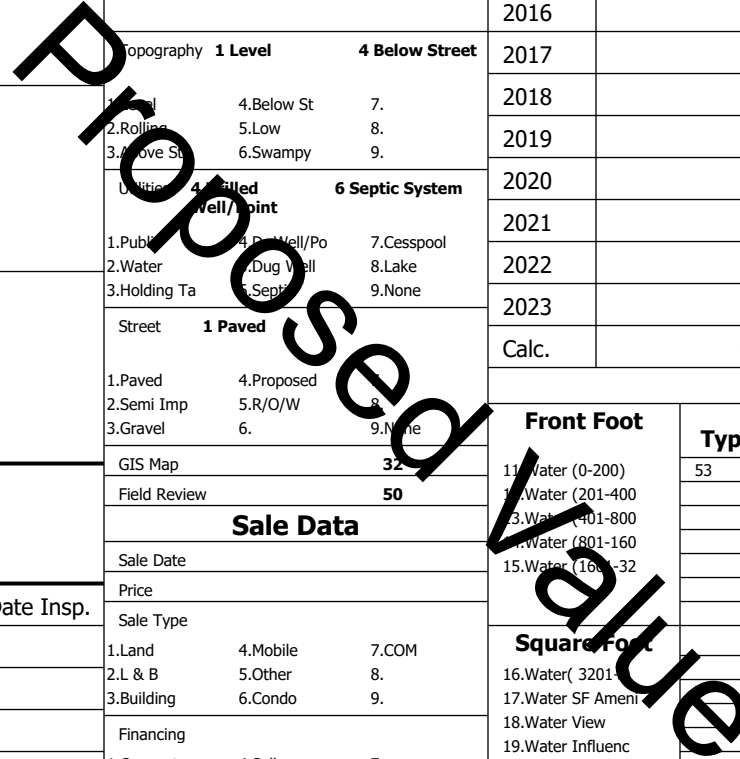
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| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| | | |
| | | |
| | | |

Notes:

Gray

| Property Data | | | Assessment Record | | | | | | |
|---|--|--|---------------------------|--------------------|------------------|--------|------------------|------|------------------------|
| Neighborhood 5 Little Sebago | | | Year | Land | Buildings | Exempt | Total | | |
| Tree Growth Year 0 | | | 2011 | 156,704 | 98,160 | 0 | 254,864 | | |
| REVIEW 0 | | | 2012 | 156,704 | 98,160 | 0 | 254,864 | | |
| Building Permit 0 | | | 2013 | 156,704 | 98,160 | 0 | 254,864 | | |
| Zone/Land Use 12 Limited Residential | | | 2014 | 156,704 | 100,708 | 0 | 257,412 | | |
| Secondary Zone | | | 2015 | 156,700 | 100,700 | 0 | 257,400 | | |
| Topography 1 Level 4 Below Street | | | 2016 | 156,700 | 100,700 | 0 | 257,400 | | |
| 1. Hill 4. Below St 7. | | | 2017 | 156,700 | 100,700 | 0 | 257,400 | | |
| 2. Rolling 5. Low 8. | | | 2018 | 156,700 | 100,700 | 0 | 257,400 | | |
| 3. Above St 6. Swampy 9. | | | 2019 | 191,000 | 135,400 | 0 | 326,400 | | |
| Utilities 4 Filled Well/Point 6 Septic System | | | 2020 | 191,000 | 135,400 | 0 | 326,400 | | |
| 1. Public 4. Dug Well/Po 7. Cesspool | | | 2021 | 191,000 | 135,400 | 0 | 326,400 | | |
| 2. Water 8. Lake | | | 2022 | 191,000 | 135,400 | 0 | 326,400 | | |
| 3. Holding Ta 9. None | | | 2023 | 191,000 | 151,800 | 0 | 342,800 | | |
| Street 1 Paved | | | Calc. | 402,800 | 233,800 | 0 | 636,600 | | |
| 1. Paved 4. Proposed | | | Land Data | | | | | | |
| 2. Semi Imp 5. R/O/W | | | Front Foot | Type | Effective | | Influence | | Influence Codes |
| 3. Gravel 6. None | | | 11. Water (0-200) | 53 | Frontage | Depth | Factor | Code | |
| GIS Map 32 | | | 12. Water (201-400) | 090 | 000 | 100 | % | 0 | 1. Unimproved |
| Field Review 50 | | | 13. Water (401-800) | | | | % | | 2. Excess Frtg |
| Sale Data | | | 14. Water (801-160) | | | | % | | 3. Topography |
| Sale Date | | | 15. Water (161-32) | | | | % | | 4. Size/Shape |
| Price | | | 16. Water (3201-) | | | | % | | 5. Access |
| Sale Type | | | 17. Water SF Amen | | | | % | | 6. Restriction |
| 1. Land 4. Mobile 7.COM | | | 18. Water View | | | | % | | 7. Open Space |
| 2. L & B 5. Other 8. | | | 19. Water Influen | | | | % | | 8. Environmental |
| 3. Building 6. Condo 9. | | | 20. ShoreFront A | | | | % | | 9. Condo |
| Financing | | | Square Foot | Square Feet | | | % | | Acres |
| 1. Convent 4. Seller 7. | | | 21. Base Lot | 35 | 0.58 | 100 | % | 0 | 30. Blueberry(1-20 |
| 2. FHA/VA 5. Private 8. | | | 22. Base Lot Vacan | | | | % | | 31. Blueberry(21 - |
| 3. Assumed 6. Cash 9.Unknown | | | 23. Base Lot Unpav | | | | % | | 32. Crop Land |
| Validity | | | Acres | | | | % | | 33. Pasture |
| 1. Valid 4. Split 7. Multiple | | | 24. Acres to 10 | | | | % | | 34. Shorefront B |
| 2. Related 5. Partial 8. Other | | | 25. Acres 11-30 | | | | % | | 35. Shorefront C |
| 3. Distress 6. Exempt 9. Estate | | | 26. Acres 31-50 | | | | % | | 36. ANTENNA SITE |
| Verified | | | 27. Acres 51& over | | | | % | | 37. Softwood TG |
| 1. Buyer 4. Agent 7. Family | | | 28. Acres 71 & Ove | | | | % | | 38. Mixed Wood TG |
| 2. Seller 5. Pub Rec 8. Other | | | 29. Woods (41+) | | | | % | | 39. Hardwood TG |
| 3. Lender 6. MLS 9. | | | Total Acreage 0.58 | | | | | | 40. Wasteland |
| | | | | | | | | | 41. Woodland |
| | | | | | | | | | 42. Mobile Home Si |
| | | | | | | | | | 43. Camp Site |
| | | | | | | | | | 44. Lot Improvemen |
| | | | | | | | | | 45. BA SF - Oce |
| | | | | | | | | | 46. SP Meadow Cond |



Gray

Map Lot 032-314-021-000

Account 4042

Location 2 EVERGREEN RD

Card 1

Of 1

8/05/2024

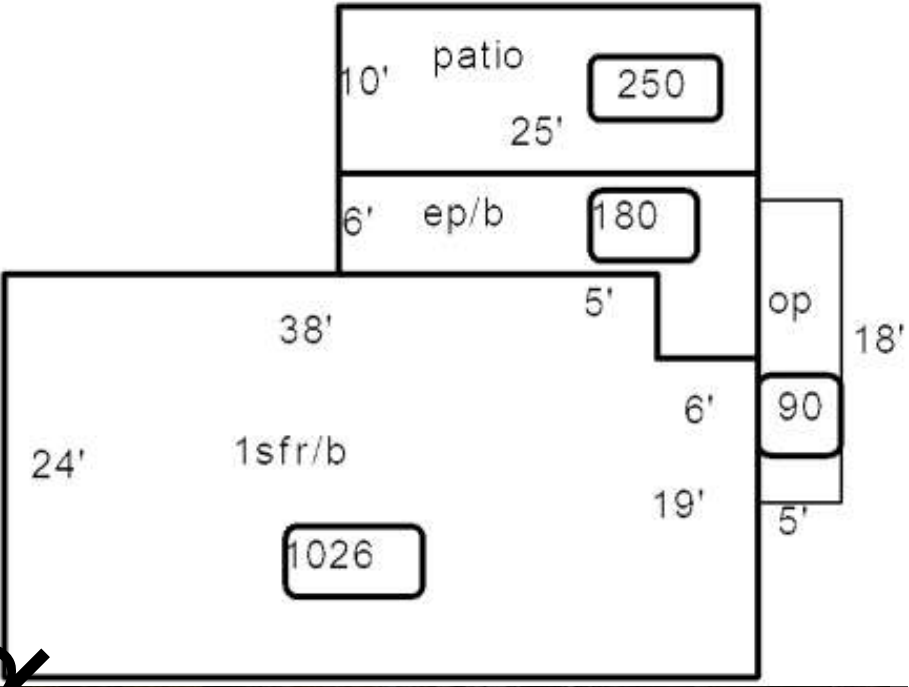
| | | |
|--|--|--------------------------------------|
| Building Style 2 Ranch | SF Bsmt Living 650 | Layout 1 Typical |
| 1.Conv. 5.Garrison 9.NE farm | Fin Bsmt Grade 2 100 | 1.Typical 4. 7. |
| 2.Ranch 6.Split 10.Colonia | Secondary Heat 2 | 2.Inadeq 5. 8. |
| 3.R Ranch/ 7.Contemp 11.Cottage | Heat Type 100% 7 Electric | 3. 6. 9. |
| 4.Cape 8.Log 12.Gambrel | 1.HWBB 5.FWA 9.None | Attic 9 None |
| Dwelling Units 1 | 2.HWCI 6.Monitor 10.UNH2F | 1.1/4 Fin 4.Full Fin 7. |
| Other Units 0 | 3.HWRF 7.Electric 11.Geother | 2.1/2 Fin 5.FI/Stair 8. |
| Stories 1 One Story | 4.Steam 8.FI/Wall 12.Heat/Co | 3.3/4 Fin 6. 9.None |
| 1.1 4.1.5 7. | Cool Type 0% 9 None | Insulation 4 Minimal |
| 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 2 Vinyl/Aluminum | 3.H Pump 6. 9.None | 3.Capped 6. 9.None |
| 1.Clapboard 5.Stucco 9.B & B | Kitchen Style 2 Typical | Unfinished % 0% |
| 2.Vin/Al 6.Brick 10.Cemplan | 1.Modern 4.Obsolete | Grade & Factor 3 Average 100% |
| 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.D Grade 5.A Grade 8. |
| Roof Surface 1 Asphalt Shingles | Bath(s) Style 2 Typical Bath(s) | 3.C Grade 6.AA Grade 9.Same |
| 1.Asphalt 4.Composit 7.Other | 1.Modern 4.Obsolete 7. | SQFT (Footprint) 1026 |
| 2.Slate 5.Wood 8. | 2.Typical 5. 8. | Condition 5 Above Average |
| 3.Metal 6.Roll Roo 9. | 3.Old Type 6. 9.None | 1.Poor Avg 7.V G |
| SF Masonry Trim 0 | # Rooms 5 | 2.Fair Avg 8.Exc |
| SOLAR VOLTAIC 0 | # Bedrooms 3 | 3.Avg- Good 9.Same |
| OPEN-4- 0 | # Full Baths 1 | Phys. % Good 0% |
| Year Built 1970 | # Half Baths 0 | Funct. % Good 100% |
| Year Remodeled 0 | # Addn Fixtures 0 | Functional Code 9 None |
| Foundation 1 Concrete | # Fireplaces 0 | 1.Incomp 4.Delap 5.Playo |
| 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 100% |
| Basement 4 Full Basement | | Economic Code None |
| 1.1/4 Bmt 4.Full Bmt 7. | | 0.None 3.No Power 6.Obsolete |
| 2.1/2 Bmt 5.Crw 8. | | 1.Location 4.Generate 9.None |
| 3.3/4 Bmt 6. 9.None | | 2.Encroach 5.Flood Pl 9. |
| Bsmt Gar # Cars 0 | | Entrance Code 5 Estimated |
| Wet Basement 1 Dry Basement | | 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 5 Estimate |
| | | 1.Owner 4.Agent 7. |
| | | 2.Relative 5.Estimate 8. |
| | | 3.Tenant 6.Other 9. |



Date Inspected 8/10/2015

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|---------------------|------|-------|-------|------|-------|--------|-------------|
| 22 Encl Frame Porch | 0 | 180 | 0 0 | 0 | 0 | 100 % | |
| 27 Unfin Basement | 0 | 180 | 0 0 | 0 | 0 | 100 % | |
| 62 Patio | 0 | 250 | 0 0 | 0 | 0 | 100 % | |
| 21 Open Frame | 0 | 90 | 0 0 | 0 | 0 | 100 % | |
| 23 Frame Garage | 0 | 864 | 3 100 | 4 | 0 | 100 % | |
| 24 Frame Shed | 0 | 400 | 3 100 | 4 | 0 | 100 % | |
| 27 Unfin Basement | 0 | 864 | 0 0 | 0 | 0 | 100 % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |



Proposed

Value