

ATWOOD, MERYL C  
 PRATT, CHRISTOPHER W  
 190 SHAWSHEEN RD  
 ANDOVER MA 01810

B34422P196

Previous Owner  
 NATIONAL FEDERAL MORTGAGE ASSOCIATION  
 14221 DALLAS PARKWAY, SUITE 1000

DALLAS TX 75254  
 Sale Date: 10/30/2017

Previous Owner  
 HAMM, CLIFTON P, HEIRS  
 CLIFTON P HAMM REV LIV TRUST  
 C/O FEDERAL NATIONAL MTG ASSOC  
 DALLAS TX 75254  
 Sale Date: 6/30/2017

Inspection Witnessed By:

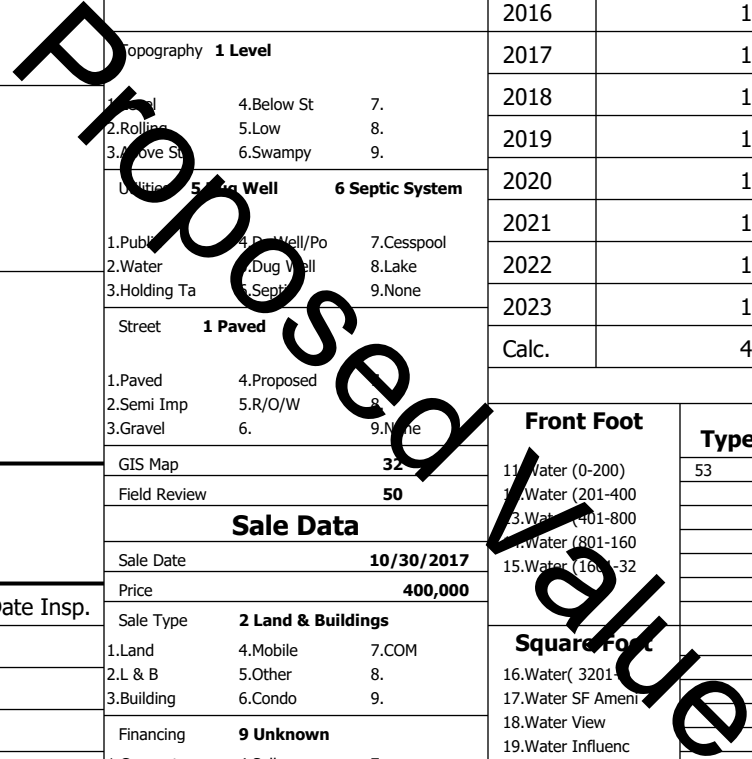
X \_\_\_\_\_ Date \_\_\_\_\_

No./Date	Description	Date Insp.

Notes:

Gray

Property Data			Assessment Record						
Neighborhood <b>5 Little Sebago</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2011	178,880	94,826	8,500	265,206		
REVIEW <b>0</b>			2012	178,880	94,826	8,500	265,206		
Building Permit <b>0</b>			2013	178,880	94,826	8,500	265,206		
Zone/Land Use <b>12 Limited Residential</b>			2014	178,880	94,826	8,500	265,206		
Secondary Zone <b>23 Lake District</b>			2015	178,900	94,800	9,000	264,700		
Topography <b>1 Level</b>			2016	178,900	94,800	9,000	264,700		
1. Above St 2. Below St 3. Below St 4. Below St 5. Low 6. Swampy 7. 8. 9.			2017	178,900	94,800	13,500	260,200		
Utilities <b>5 No Well 6 Septic System</b>			2018	178,900	94,800	0	273,700		
1. Public 2. Water 3. Holding Ta 4. Dug Well/Po 5. Dug Well 6. Septic 7. Cesspool 8. Lake 9. None			2019	197,300	139,400	0	336,700		
Street <b>1 Paved</b>			2020	197,300	153,600	0	350,900		
1. Paved 2. Semi Imp 3. Gravel 4. Proposed 5. R/O/W 6. 7. 8. 9. None			2021	197,300	153,600	0	350,900		
GIS Map <b>32</b>			2022	197,300	153,600	0	350,900		
Field Review <b>50</b>			2023	197,300	169,000	0	366,300		
<b>Sale Data</b>			Calc.	404,400	249,700	0	654,100		
Sale Date <b>10/30/2017</b>			<b>Land Data</b>						
Price <b>400,000</b>			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
Sale Type <b>2 Land &amp; Buildings</b>					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
1. Land 2. L & B 3. Building 4. Mobile 5. Other 6. Condo 7. COM 8. 9.			11. Water (0-200)	53	090	000	100 %	0	1. Unimproved
Financing <b>9 Unknown</b>			12. Water (201-400)				%		2. Excess Frtg
1. Convent 2. FHA/VA 3. Assumed 4. Seller 5. Private 6. Cash 7. 8. 9. Unknown			13. Water (401-800)				%		3. Topography
Validity <b>3 Distressed Sale</b>			14. Water (801-160)				%		4. Size/Shape
1. Valid 2. Related 3. Distress 4. Split 5. Partial 6. Exempt 7. Multiple 8. Other 9. Estate			15. Water (161-320)				%		5. Access
Verified <b>5 Public Record</b>			16. Water (3201-6400)				%		6. Restriction
1. Buyer 2. Seller 3. Lender 4. Agent 5. Pub Rec 6. MLS 7. Family 8. Other 9.			17. Water SF Amenities				%		7. Open Space
			18. Water View				%		8. Environmental
			19. Water Influenced				%		9. Condo
			20. ShoreFront A				%		30. Blueberry(11-20)
			<b>Fract. Acre</b>				%		31. Blueberry(21 - 30)
			21. Base Lot	34		0.46	100 %	0	32. Crop Land
			22. Base Lot Vacant				%		33. Pasture
			23. Base Lot Unpaved				%		34. Shorefront B
			<b>Acres</b>				%		35. Shorefront C
			24. Acres to 10				%		36. ANTENNA SITE
			25. Acres 11-30				%		37. Softwood TG
			26. Acres 31-50				%		38. Mixed Wood TG
			27. Acres 51& over				%		39. Hardwood TG
			28. Acres 71 & Over				%		40. Wasteland
			29. Woods (41+)				%		41. Woodland
			<b>Total Acreage</b>		<b>0.46</b>				42. Mobile Home Si
									43. Camp Site
									44. Lot Improvemen
									45. BA SF - Oce
									46. SP Meadow Cond



**Gray**

Map Lot 032-315-075-000

Account 4135

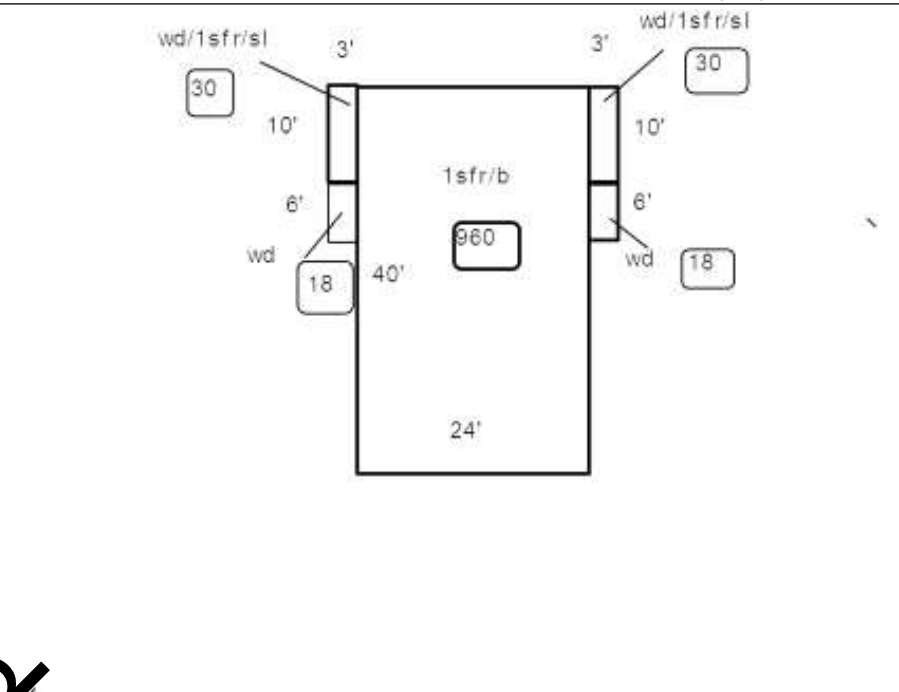
Location 109 LYONS POINT RD

Card 1

Of 1

8/05/2024

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>960</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>9 None</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>9 B &amp; B</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboar 5.Stucco 9.B & B	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor <b>3 Average 110%</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.D 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>960</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>5 Above Average</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>5</b>	2.Fair 8.Avg 8.Exc
SOLAR VOLTAIC <b>0</b>	# Bedrooms <b>3</b>	3.Avg- Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1970</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</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.CrwI 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>5 Estimated</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>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected 8/18/2015

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	0	768	3 100	4	0 %	100 %	
27 Unfin Basement	0	768	3 100	4	0 %	100 %	
68 Wood Deck	0	36	0 0	0	0 %	100 %	
68 Wood Deck	2018	100	0 0	0	0 %	100 %	
68 Wood Deck	0	60	0 0	0	0 %	100 %	
1 One Story Frame	0	30	0 0	0	0 %	100 %	
1 One Story Frame	0	30	0 0	0	0 %	100 %	
24 Frame Shed	0	96	2 100	3	0 %	100 %	
61 Canopy	0	160	1 100	2	0 %	100 %	



Proposed Value