

TUFTS, MARK A
JOHNSON-TUFTS, CHARLENE RENEE
32 PINE CONE LANE
NORTH ATTLEBORO MA 02760

B38674P195

Previous Owner
12 WORCESTER DRIVE LLC
1 NEW HAMPSHIRE AVE #125

PORTSMOUTH NH 03801
Sale Date: 9/20/2021

Previous Owner
HINES, CHARLES N
HINES, CAROLE E
12 WORCESTER DRIVE
RAYMOND ME 04071
Sale Date: 11/06/2018

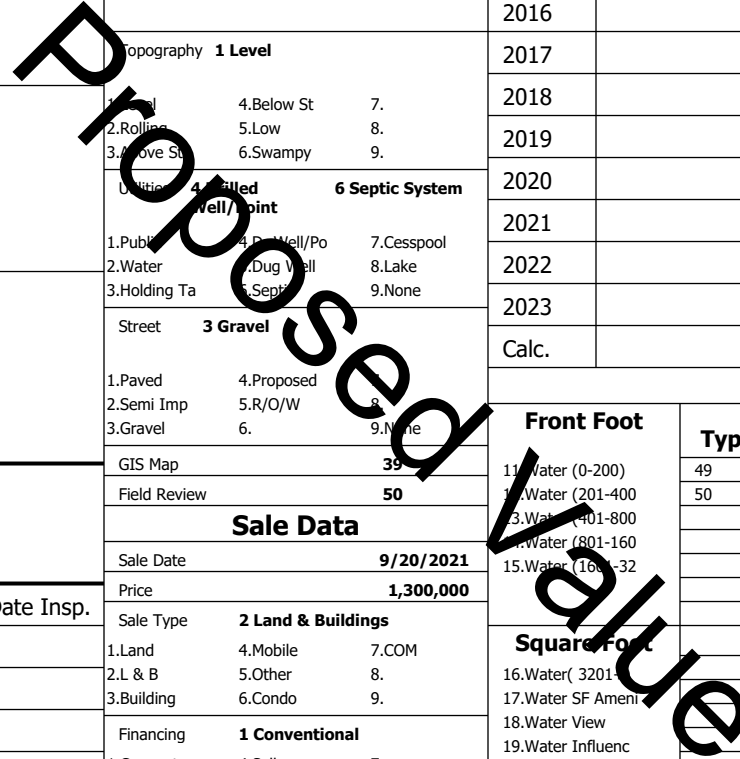
Inspection Witnessed By:

X	Date	Date Insp.
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	168,937	271,142	0	440,079		
REVIEW 0			2012	168,937	271,142	0	440,079		
Building Permit 0			2013	168,937	271,142	0	440,079		
Zone/Land Use 12 Limited Residential			2014	168,937	275,952	0	444,889		
Secondary Zone			2015	168,900	276,000	0	444,900		
Topography 1 Level			2016	168,900	276,000	0	444,900		
1. Hill 4. Below St 7.			2017	168,900	276,000	0	444,900		
2. Rolling 5. Low 8.			2018	168,900	276,000	0	444,900		
3. Above St 6. Swampy 9.			2019	286,500	363,100	0	649,600		
4. Filled Well/Point 6 Septic System			2020	381,900	398,400	0	780,300		
1. Public 4. Dug Well/Po 7. Cesspool			2021	381,900	398,400	0	780,300		
2. Water 5. Dug Well 8. Lake			2022	381,900	398,400	0	780,300		
3. Holding Ta 6. Septic 9. None			2023	381,900	437,100	0	819,000		
Street 3 Gravel			Calc.	775,300	697,900	0	1,473,200		
1. Paved 4. Proposed 8.			Land Data						
2. Semi Imp 5. R/O/W 6.			Front Foot	Type	Effective		Influence		Influence Codes
3. Gravel 6. 9. None					Frontage	Depth	Factor	Code	
GIS Map 39			11. Water (0-200)	49	200	000	100 %	0	1. Unimproved
Field Review 50			12. Water (201-400)	50	010	000	100 %	0	2. Excess Frtg
Sale Data			13. Water (401-800)				%		3. Topography
Sale Date 9/20/2021			14. Water (801-160)				%		4. Size/Shape
Price 1,300,000			15. Water (161-32)				%		5. Access
Sale Type 2 Land & Buildings							%		6. Restriction
1. Land 4. Mobile 7. COM			Square Foot	Square Feet					7. Open Space
2. L & B 5. Other 8.			16. Water (3201				%		8. Environmental
3. Building 6. Condo 9.			17. Water SF Amen				%		9. Condo
Financing 1 Conventional			18. Water View				%		Acres
1. Convent 4. Seller 7.			19. Water Influenc				%		30. Blueberry(1-20
2. FHA/VA 5. Private 8.			20. ShoreFront A				%		31. Blueberry(21 -
3. Assumed 6. Cash 9. Unknown							%		32. Crop Land
Validity 1 Arms Length Sale			Fract. Acre	Acreege/Sites					33. Pasture
1. Valid 4. Split 7. Multiple			21. Base Lot	34		0.91	100 %	0	34. Shorefront B
2. Related 5. Partial 8. Other			22. Base Lot Vacan	24		0.94	100 %	0	35. Shorefront C
3. Distress 6. Exempt 9. Estate			23. Base Lot Unpav				%		36. ANTENNA SITE
Verified 5 Public Record			Acres				%		37. Softwood TG
1. Buyer 4. Agent 7. Family			24. Acres to 10				%		38. Mixed Wood TG
2. Seller 5. Pub Rec 8. Other			25. Acres 11-30				%		39. Hardwood TG
3. Lender 6. MLS 9.			26. Acres 31-50				%		40. Wasteland
			27. Acres 51& over				%		41. Woodland
			28. Acres 71 & Ove				%		42. Mobile Home Si
			29. Woods (41+)				%		43. Camp Site
				Total Acreege		1.85			44. Lot Improvemen
									45. BA SF - Oce
									46. SP Meadow Cond



Gray

Map Lot 039-317-002-001

Account 4204

Location 12 WORCESTER DR

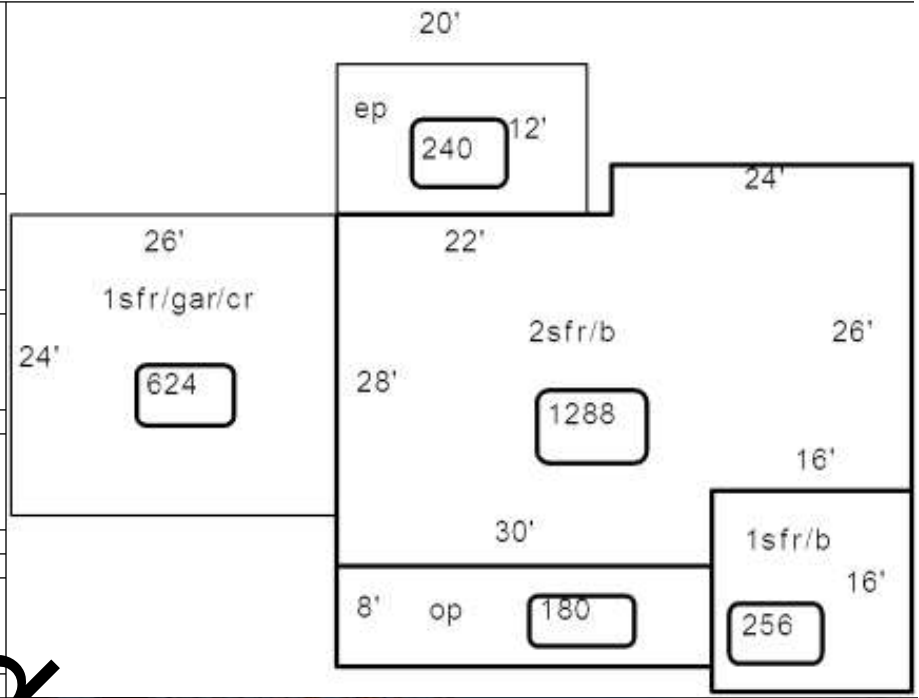
Card 1 Of 1 8/05/2024

Building Style 10 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat 0	2.Inadeq 5. 8.
3.R Ranch/ 7.Contemp 11.Cottage	Heat Type 100% 1 Hot Water BB	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 2 Two 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 1 Full
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 4 Good 110%
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.Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1288
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Good
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor Avg 7.V G
SF Masonry Trim 0	# Rooms 9	2.Fair Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 4	3.Avg- Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2006	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Delap 5.Playoff
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.Crwl 8.		1.Location 4.Generate 9.None
3.3/4 Bmt 6. 9.None		2.Encroach 5.Floor 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 8/24/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1 Story/Basement	0	256	0 0	0	0	% 100 %	1.One Story Fram
21 Open Frame	0	180	0 0	0	0	% 100 %	2.Two Story Fram
22 Encl Frame Porch	0	240	0 0	0	0	% 100 %	3.Three Story Fr
68 Wood Deck	0	64	0 0	0	0	% 100 %	4.1 & 1/2 Story
81 1 St/Garage	0	624	0 0	0	0	% 100 %	5.1 & 3/4 Story
24 Frame Shed	0	48	1 100	4	0	% 100 %	6.2 & 1/2 Story
1 One Story Frame	0	40	4 50	4	0	% 100 %	21.Open Frame Por
23 Frame Garage	0	624	0 0	0	0	% 100 %	22.Encl Frame Por
24 Frame Shed	2019	168	3 100	4	0	% 100 %	23.Frame Garage
							24.Frame Shed
							25.Frame Bay Wind
							26.1SFr Overhang
							27.Unfin Basement
							28.Unfinished Att
							29.Finished Attic



Proposed

Value