Map Lot 040-316-005-000 Account 4141 Location 97 NORTHERN OAKS DR Card 1 Of 1 8/05/2024

MACDONALD FAMILY IRREVOCABLE TRUST
K D MACDONALD; D J MACDONALD TRUSTEES
32 MOUNTAIN AVE
SAUGUS MA 01906

B34223P92

Previous Owner
MACDONALD, KENNETH D
MACDONALD, DONNA J
32 MOUNTAIN AVE
SAUGUS MA 01906
Sale Date: 6/01/2017

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Gray

Property Data

Neighborhood	**5 Little Sebago**
Tree Growth Year	**0**
REVIEW	**0**
Bulding Permit	**0**
Zone/Land Use	**12 Limited Residential**
Secondary Zone	
Topography	**2 Rolling** **4 Below Street**
1.Level / 2.Rolling / 3.Above St	4.Below St / 5.Low / 6.Swampy	7. / 8. / 9.
Utilities	**4 Drilled Well/Point** **6 Septic System**
1.Public / 2.Water / 3.Holding Ta	4.Drilled Well/Po / 5.Dug Well / 5.Septic	7.Cesspool / 8.Lake / 9.None
Street	**3 Gravel**
1.Paved / 2.Semi Imp / 3.Gravel	4.Proposed / 5.R/O/W / 6.	7. / 8. / 9.None
GIS Map	**40**
Field Review	**50**

Sale Data

Sale Date	**6/01/2017**
Price	
Sale Type	**2 Land & Buildings**
1.Land / 2.L & B / 3.Building	4.Mobile / 5.Other / 6.Condo	7.COM / 8. / 9.
Financing	**9 Unknown**
1.Convent / 2.FHA/VA / 3.Assumed	4.Seller / 5.Private / 6.Cash	7. / 8. / 9.Unknown
Validity	**2 Related Parties**
1.Valid / 2.Related / 3.Distress	4.Split / 5.Partial / 6.Exempt	7.Multiple / 8.Other / 9.Estate
Verified	**5 Public Record**
1.Buyer / 2.Seller / 3.Lender	4.Agent / 5.Pub Rec / 6.MLS	7.Family / 8.Other / 9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	141,000	65,243	0	206,243
2012	141,000	65,243	0	206,243
2013	141,000	77,132	0	218,132
2014	141,000	77,132	0	218,132
2015	141,000	77,100	0	218,100
2016	141,000	77,100	0	218,100
2017	141,000	77,100	0	218,100
2018	141,000	77,100	0	218,100
2019	163,000	100,300	0	263,300
2020	163,000	100,300	0	263,300
2021	163,000	100,300	0	263,300
2022	163,000	100,300	0	263,300
2023	163,000	116,700	0	279,700
Calc.	326,100	154,100	0	480,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Water (0-200)	11	050	000	100 %	0
12.Water (201-400				%	
13.Water (401-800				%	
14.Water (801-160				%	
15.Water (1601-32				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Water(3201-				%	
17.Water SF Ameni				%	
18.Water View				%	
19.Water Influenc				%	
20.ShoreFront A				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Base Lot	20	0.14		100 %	0
22.Base Lot Vacan				%	
23.Base Lot Unpav				%	
Acres				%	
24.Acres to 10				%	
25.Acres 11-30				%	
26.Acres 31-50				%	
27.Acres 51& over				%	
28.Acres 71 & Ove				%	
29.Woods (41+)				%	

Total Acreage 0.14

Influence Codes
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

Proposed Value

Gray

Map Lot 040-316-005-000 | Account 4141 | Location 97 NORTHERN OAKS DR | Card 1 Of 1 | 8/05/2024

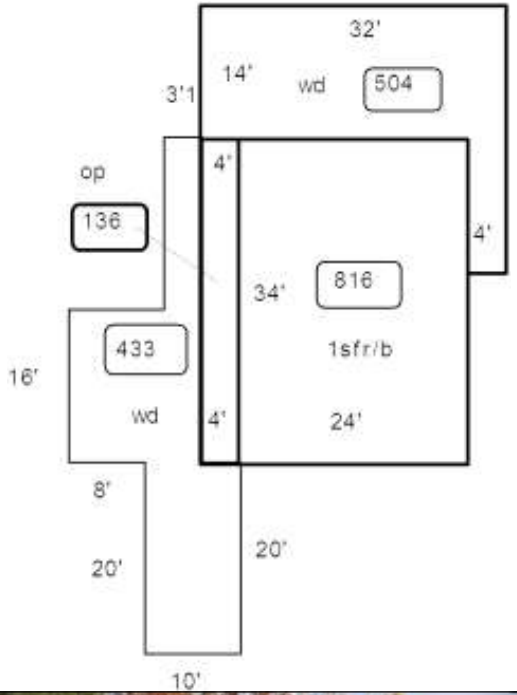
Building Style	**2 Ranch**		
1.Conv.	5.Garrison	9.NE farm	
2.Ranch	6.Split	10.Colonia	
3.R Ranch/	7.Contemp	11.Cottage	
4.Cape	8.Log	12.Gambrel	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**2 Vinyl/Aluminum**		
1.Clapboar	5.Stucco	9.B & B	
2.Vin/Al	6.Brick	10.Cemplan	
3.Compos./	7.Stone	11.Concret	
4.Asbestos	8.Wood Shi	12.Wood Bo	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Other	
2.Slate	5.Wood	8.	
3.Metal	6.Roll Roo	9.	
SF Masonry Trim	**0**		
SOLAR VOLTAIC	**0**		
OPEN-4-	**0**		
Year Built	**1970**		
Year Remodeled	**1990**		
Foundation	**1 Concrete**		
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.Crwl	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
Secondary Heat	**0**		
Heat Type	**100%**	**5 Forced Warm Air**	
1.HWBB	5.FWA	9.None	
2.HWCI	6.Monitor	10.UNH2F	
3.HWRF	7.Electric	11.Geother	
4.Steam	8.Fl/Wall	12.Heat/Co	
Cool Type	**0%**	**9 None**	
1.Central	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 Typical**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**4**		
# Bedrooms	**2**		
# Full Baths	**1**		
# Half Baths	**1**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

TRIO

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.SC Grade	
2.D Grade	5.A Grade	8.	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**816**		
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.Delap	7.Layout	
2.O-Built	5.Bsmt	8.Long Term	
3.Damage	6.Style	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.No Power	6.Obsolete	
1.Location	4.Generate	9.None	
2.Encroach	5.Flood Pl	9.	
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	

Date Inspected 8/20/2015



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	136	0 0	0	0 %	100 %	
68 Wood Deck	2010	433	0 0	0	0 %	100 %	
68 Wood Deck	0	504	0 0	0	0 %	100 %	
62 Patio	0	264	0 0	0	0 %	100 %	
68 Wood Deck	0	96	2 100	4	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
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Proposed Value