

SMITH - TENANT IN COMMON, MARK HARRISON  
AMEELE - TENANT IN COMMON, DEBORAH SMITH  
7 LAKEVIEW AVENUE  
WAKEFIELD MA 01880

B38849P157

Previous Owner  
SMITH, STEPHEN SLADE AND SMITH, MARK HARRISON  
DEBORAH AMEELE - TENANTS IN COMMON  
C/O DEBORAH AMEELE  
WAKEFIELD MA 01880  
Sale Date: 11/02/2021

Property Data			Assessment Record				
Neighborhood <b>5 Little Sebago</b>			Year	Land	Buildings	Exempt	Total
Tree Growth Year <b>0</b>			2011	284,680	59,872	0	344,552
REVIEW <b>0</b>			2012	284,680	59,872	0	344,552
Building Permit <b>0</b>			2013	284,680	59,872	0	344,552
Zone/Land Use <b>12 Limited Residential</b>			2014	284,680	59,872	0	344,552
Secondary Zone <b>23 Lake District</b>			2015	284,700	59,900	0	344,600
Topography <b>2 Rolling</b>			2016	284,700	59,900	0	344,600
1. Hill 4. Below St 7.			2017	284,700	59,900	0	344,600
2. Rolling 5. Low 8.			2018	284,700	59,900	0	344,600
3. Above St 6. Swampy 9.			2019	428,200	76,300	0	504,500
4. Filled Well/Point <b>6 Septic System</b>			2020	428,200	76,300	0	504,500
1. Public 4. Dug Well/Po 7. Cesspool			2021	428,200	76,300	0	504,500
2. Water 5. Dug Well 8. Lake			2022	428,200	76,300	0	504,500
3. Holding Ta 6. Septic 9. None			2023	428,200	90,400	0	518,600
Street <b>3 Gravel</b>			Calc.	870,500	121,300	0	991,800

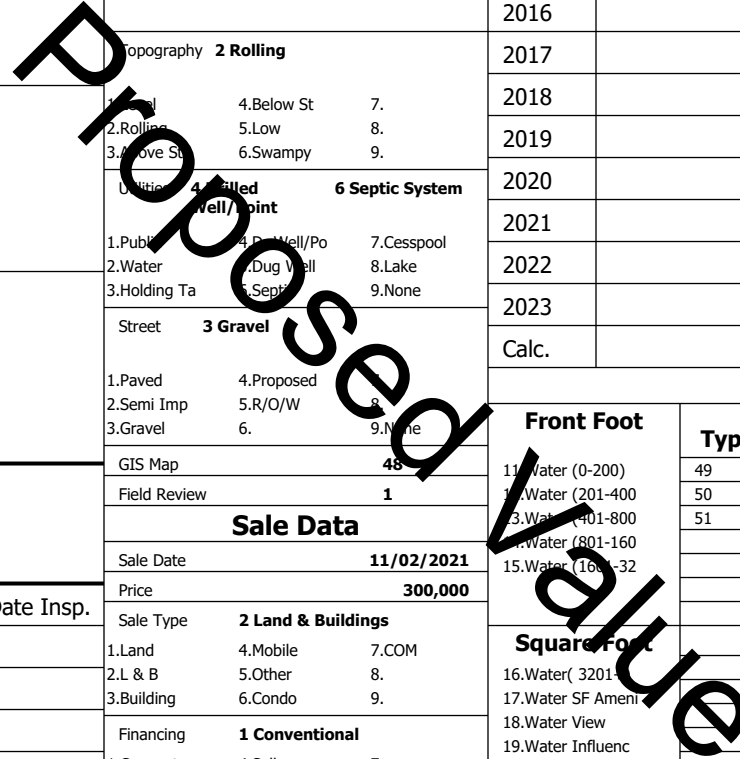
Land Data		Front Foot		Effective		Influence		Influence Codes
Type	Frontage	Depth	Factor	Code	Type	Code		
1. Water (0-200)	49	200	000	100 %	0	1. Unimproved		
2. Water (201-400)	50	200	000	25 %	2	2. Excess Frtg		
3. Water (401-800)	51	150	000	10 %	2	3. Topography		
4. Water (801-160)				%		4. Size/Shape		
5. Water (161-32)				%		5. Access		
				%		6. Restriction		
				%		7. Open Space		
				%		8. Environmental		
				%		9. Condo		
				%		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		

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Gray



**Gray**

Map Lot 048-302-021-000

Account 3404

Location 22 EDGEWATER RD

Card 1 Of 1

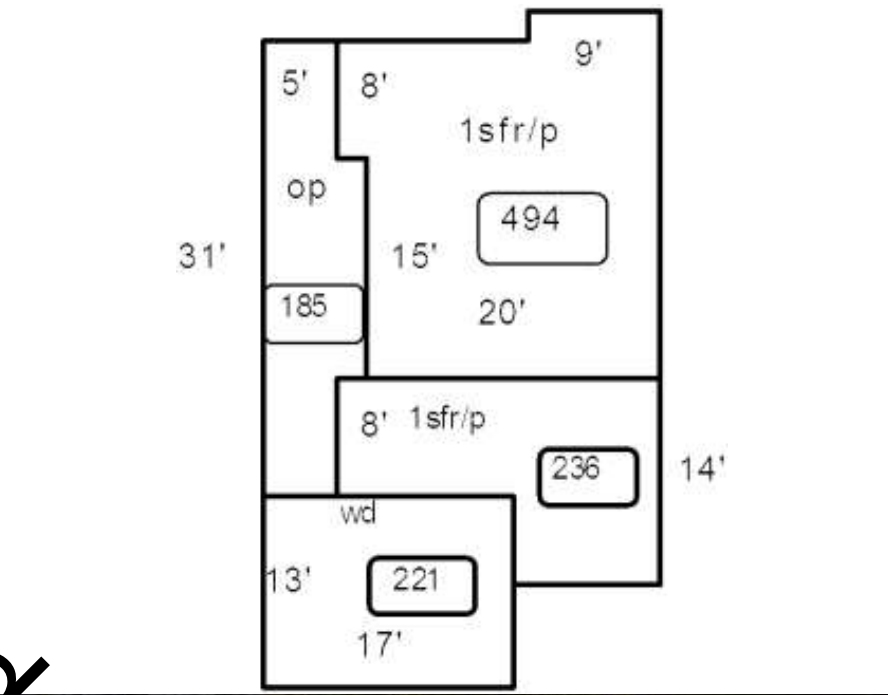
8/05/2024

Building Style <b>11 Cottage/Camp</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade <b>0 0</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% 7 Electric</b>	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic <b>4 Full 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>4 Minimal</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>1 Clapboard</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 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.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>494</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 2.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 3.Avg 8.Exc
SOLAR VOLTAIC <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 4.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1955</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>1987</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>6 Piers</b>	# Fireplaces <b>0</b>	1.Incomp 4.Delap 5.Damage
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 6.Long term
2.C Block 5.Slab 8.		3.Damage 6.Style 7.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>9 No Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 6.Obsoles
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>1 Interior Inspect</b>
Wet Basement <b>9 No 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 8/12/2015

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	236	0 0	0	0 %	100 %	
68 Wood Deck	2010	221	0 0	0	0 %	100 %	
88 Boat House	0	450	3 100	4	0 %	100 %	
21 Open Frame	0	185	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Proposed Value