

MARVIN REVOCABLE TRUST OF 2023
 348A LOWELL STREET
 PEABODY MA 01960

B40506P248

Previous Owner
 LARRABEE, MARY
 348A LOWELL ST
 PEABODY MA 01960
 Sale Date: 12/01/2023

Previous Owner
 FEDERAL NATIONAL MORTGAGE ASSN
 PO BOX 6500043
 DALLAS TX 75265
 Sale Date: 11/06/2009

Previous Owner
 SUNTRUST MORTGAGE, INC
 1001 SEMMES AVE
 RVW 3014
 RICHMOND VA 23224
 Sale Date: 10/21/2009

Inspection Witnessed By:
 X _____ Date _____

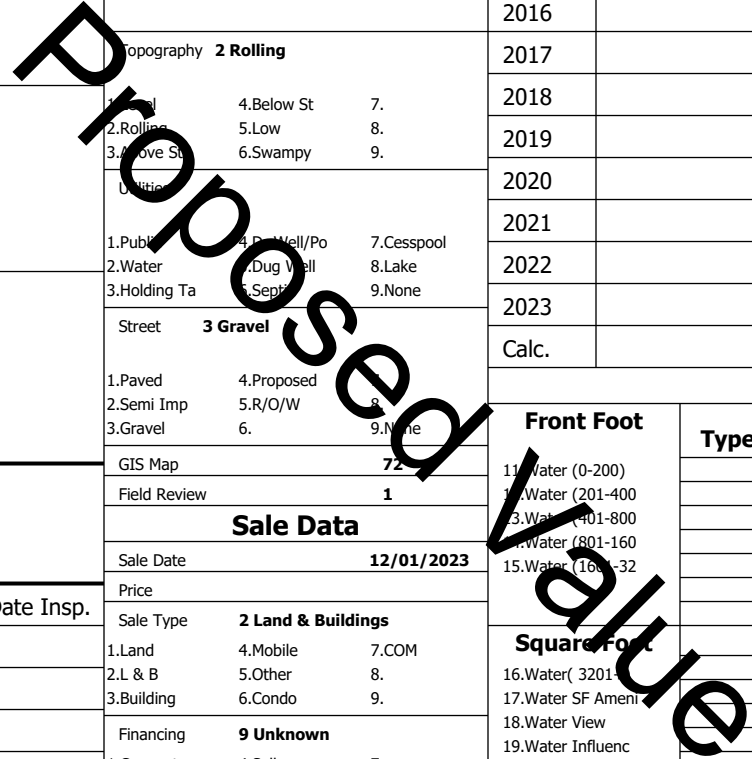
No./Date	Description	Date Insp.

Notes:

Validity	2 Related Parties		
1.Valid	4.Split	7.Multiple	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Estate	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Gray

Property Data			Assessment Record																																																																																																																																																																																																																									
Neighborhood	4 Forest Lake		Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																																					
Tree Growth Year	0		2011	31,500	44,162	0	75,662																																																																																																																																																																																																																					
REVIEW	0		2012	31,500	44,162	0	75,662																																																																																																																																																																																																																					
Building Permit	0		2013	31,500	44,162	0	75,662																																																																																																																																																																																																																					
Zone/Land Use	12 Limited Residential		2014	31,500	44,162	0	75,662																																																																																																																																																																																																																					
Secondary Zone	23 Lake District		2015	31,500	7,400	0	38,900																																																																																																																																																																																																																					
Topography	2 Rolling		2016	31,500	7,400	0	38,900																																																																																																																																																																																																																					
1.Upland	4.Below St	7.	2017	31,500	7,400	0	38,900																																																																																																																																																																																																																					
2.Rolling	5.Low	8.	2018	31,500	32,300	0	63,800																																																																																																																																																																																																																					
3.Upland	6.Swampy	9.	2019	54,800	32,100	0	86,900																																																																																																																																																																																																																					
4.Upland			2020	54,800	32,100	0	86,900																																																																																																																																																																																																																					
1.Public	4.Drill Well/Po	7.Cesspool	2021	54,800	32,100	0	86,900																																																																																																																																																																																																																					
2.Water	5.Dug Well	8.Lake	2022	54,800	32,100	0	86,900																																																																																																																																																																																																																					
3.Holding Ta	6.Sepic	9.None	2023	54,800	32,100	0	86,900																																																																																																																																																																																																																					
Street	3 Gravel		Calc.	89,600	63,800	0	153,400																																																																																																																																																																																																																					
1.Paved	4.Proposed	8.	<table border="1"> <thead> <tr> <th colspan="4">Land Data</th> </tr> <tr> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>11.Water (0-200)</td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>1.Unimproved</td> </tr> <tr> <td>12.Water (201-400)</td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>2.Excess Frtg</td> </tr> <tr> <td>13.Water (401-800)</td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>3.Topography</td> </tr> <tr> <td>14.Water (801-1600)</td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>4.Size/Shape</td> </tr> <tr> <td>15.Water (1601-3200)</td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>5.Access</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>6.Restriction</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>7.Open Space</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>8.Environmental</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>9.Condo</td> </tr> <tr> <th colspan="2">Square Foot</th> <th colspan="2">Square Feet</th> <th colspan="2">Acres</th> </tr> <tr> <td>16.Water(3201-6400)</td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>30.Blueberry(1-20</td> </tr> <tr> <td>17.Water SF Amenities</td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>31.Blueberry(21 -</td> </tr> <tr> <td>18.Water View</td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>32.Crop Land</td> </tr> <tr> <td>19.Water Influenc</td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>33.Pasture</td> </tr> <tr> <td>20.ShoreFront A</td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>34.Shorefront B</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>35.Shorefront C</td> </tr> <tr> <th colspan="2">Fract. Acre</th> <th colspan="2">Acreage/Sites</th> <th colspan="2"> </th> </tr> <tr> <td>21.Base Lot</td> <td> </td> <td> </td> <td> </td> <td> </td> <td>36.ANTENNA SITE</td> </tr> <tr> <td>22.Base Lot Vacan</td> <td> </td> <td> </td> <td> </td> <td> </td> <td>37.Softwood TG</td> </tr> <tr> <td>23.Base Lot Unpav</td> <td> </td> <td> </td> <td> </td> <td> </td> <td>38.Mixed Wood TG</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>39.Hardwood TG</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>40.Wasteland</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>41.Woodland</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>42.Mobile Home Si</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>43.Camp Site</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>44.Lot Improvemen</td> </tr> <tr> <td>24.Acres to 10</td> <td> </td> <td> </td> <td> </td> <td> </td> <td>45.BA SF - Oce</td> </tr> <tr> <td>25.Acres 11-30</td> <td> </td> <td> </td> <td> </td> <td> </td> <td>46.SP Meadow Cond</td> </tr> <tr> <td>26.Acres 31-50</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>27.Acres 51& over</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>28.Acres 71 & Ove</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>29.Woods (41+)</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td colspan="4">Total Acreage</td> <td>0.13</td> <td colspan="2"> </td> </tr> </tbody> </table>					Land Data				Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code	11.Water (0-200)			%		1.Unimproved	12.Water (201-400)			%		2.Excess Frtg	13.Water (401-800)			%		3.Topography	14.Water (801-1600)			%		4.Size/Shape	15.Water (1601-3200)			%		5.Access				%		6.Restriction				%		7.Open Space				%		8.Environmental				%		9.Condo	Square Foot		Square Feet		Acres		16.Water(3201-6400)			%		30.Blueberry(1-20	17.Water SF Amenities			%		31.Blueberry(21 -	18.Water View			%		32.Crop Land	19.Water Influenc			%		33.Pasture	20.ShoreFront A			%		34.Shorefront B				%		35.Shorefront C	Fract. Acre		Acreage/Sites				21.Base Lot					36.ANTENNA SITE	22.Base Lot Vacan					37.Softwood TG	23.Base Lot Unpav					38.Mixed Wood TG				%		39.Hardwood TG				%		40.Wasteland				%		41.Woodland				%		42.Mobile Home Si				%		43.Camp Site				%		44.Lot Improvemen	24.Acres to 10					45.BA SF - Oce	25.Acres 11-30					46.SP Meadow Cond	26.Acres 31-50						27.Acres 51& over						28.Acres 71 & Ove						29.Woods (41+)						Total Acreage				0.13		
Land Data																																																																																																																																																																																																																												
Type	Effective		Influence		Influence Codes																																																																																																																																																																																																																							
	Frontage	Depth	Factor	Code																																																																																																																																																																																																																								
11.Water (0-200)			%		1.Unimproved																																																																																																																																																																																																																							
12.Water (201-400)			%		2.Excess Frtg																																																																																																																																																																																																																							
13.Water (401-800)			%		3.Topography																																																																																																																																																																																																																							
14.Water (801-1600)			%		4.Size/Shape																																																																																																																																																																																																																							
15.Water (1601-3200)			%		5.Access																																																																																																																																																																																																																							
			%		6.Restriction																																																																																																																																																																																																																							
			%		7.Open Space																																																																																																																																																																																																																							
			%		8.Environmental																																																																																																																																																																																																																							
			%		9.Condo																																																																																																																																																																																																																							
Square Foot		Square Feet		Acres																																																																																																																																																																																																																								
16.Water(3201-6400)			%		30.Blueberry(1-20																																																																																																																																																																																																																							
17.Water SF Amenities			%		31.Blueberry(21 -																																																																																																																																																																																																																							
18.Water View			%		32.Crop Land																																																																																																																																																																																																																							
19.Water Influenc			%		33.Pasture																																																																																																																																																																																																																							
20.ShoreFront A			%		34.Shorefront B																																																																																																																																																																																																																							
			%		35.Shorefront C																																																																																																																																																																																																																							
Fract. Acre		Acreage/Sites																																																																																																																																																																																																																										
21.Base Lot					36.ANTENNA SITE																																																																																																																																																																																																																							
22.Base Lot Vacan					37.Softwood TG																																																																																																																																																																																																																							
23.Base Lot Unpav					38.Mixed Wood TG																																																																																																																																																																																																																							
			%		39.Hardwood TG																																																																																																																																																																																																																							
			%		40.Wasteland																																																																																																																																																																																																																							
			%		41.Woodland																																																																																																																																																																																																																							
			%		42.Mobile Home Si																																																																																																																																																																																																																							
			%		43.Camp Site																																																																																																																																																																																																																							
			%		44.Lot Improvemen																																																																																																																																																																																																																							
24.Acres to 10					45.BA SF - Oce																																																																																																																																																																																																																							
25.Acres 11-30					46.SP Meadow Cond																																																																																																																																																																																																																							
26.Acres 31-50																																																																																																																																																																																																																												
27.Acres 51& over																																																																																																																																																																																																																												
28.Acres 71 & Ove																																																																																																																																																																																																																												
29.Woods (41+)																																																																																																																																																																																																																												
Total Acreage				0.13																																																																																																																																																																																																																								



Gray

Map Lot 072-202-052-000

Account 3320

Location 50 LARRABEE LN

Card 1

Of 1

8/05/2024

Building Style 0	SF Bsmt Living 0	Layout 0
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% 0	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic 0
Dwelling Units 0	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 0	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 0
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 0	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboar 5.Stucco 9.B & B	Kitchen Style 0	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor 0 0%
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.C Grade 5.A Grade 8.
Roof Surface 0	Bath(s) Style 0	3.D Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.Typical 5. 8.	1.Poor 2.Avg 7.V G
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	2.Fair 3.Good 8.Exc
SF Masonry Trim 0	# Rooms 0	3.Avg- 4.Good 9.Same
SOLAR VOLTAIC 0	# Bedrooms 0	Phys. % Good 0%
OPEN-4- 0	# Full Baths 0	Funct. % Good 100%
Year Built 0	# Half Baths 0	Functional Code 9 None
Year Remodeled 0	# Addn Fixtures 0	1.Incomp 4.Delap 5.Layoff
Foundation 0	# Fireplaces 0	2.O-Built 5.Bsmt 6.Long term
1.Concrete 4.Wood 7.		3.Damage 6.Style None
2.C Block 5.Slab 8.		Econ. % Good 100%
3.Br/Stone 6.Piers 9.		Economic Code None
Basement 0		0.None 3.No Power 6.Obsolete
1.1/4 Bmt 4.Full Bmt 7.		1.Location 4.Generate 9.None
2.1/2 Bmt 5.CrwI 8.		2.Encroach 5.Flood Pl 9.
3.3/4 Bmt 6. 9.None		Entrance Code 0
Bsmt Gar # Cars 0		1.Interior 4.Vacant 7.
Wet Basement 0		2.Refusal 5.Estimate 8.
1.Dry 4. 7.		3.Informed 6. 9.
2.Damp 5. 8.		Information Code 0
3.Wet 6. 9.		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
43 2S Frame Garage	2013	840	4 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Proposed Value