Map Lot 18-31 Account 1182 Location Swan Road Card 1 Of 1 10/16/2024

Burns, Brian C
P.O. Box 8019
Lynn MA 01904

B2512P32

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2/24 - GL UNABLE TO LOCATE, EST ALL DATA FROM TOWN RECORDS, EA, IA, WD HEAT, NO ELEC OR PLUMN, VACANT W/OB

New Sharon

Property Data

Neighborhood **5 NBHD 5**

Tree Growth Year **0**

1ST MORTGAGE **0**

2ND MORTGAGE **0**

Zone/Land Use **1 New Sharon all**

Secondary Zone

Topography

1.Level 4.Below St 7.LevelBog
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.
3.Sewer 6.Septic 9.Non

Street

1.Paved 4.Proposed
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

TG PLAN YEAR **0**

Tif District # **0**

Sale Data

Sale Date

Price

Sale Type

1.Land 4.Mobile 7.C/I L&B
2.L & B 5.Other 8.
3.Building 6.C/I Land 9.

Financing

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity

1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

Verified

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	52,200	4,520	0	56,720
2012	52,200	4,520	0	56,720
2013	52,200	4,520	0	56,720
2014	52,200	4,520	0	56,720
2015	52,200	4,520	0	56,720
2016	52,200	3,480	0	55,680
2017	52,200	3,480	0	55,680
2018	52,200	3,480	0	55,680
2019	52,200	3,480	0	55,680
2020	52,200	3,480	0	55,680
2021	52,200	3,480	0	55,680
2022	52,200	3,480	0	55,680
2024	65,500	9,040	0	74,540

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Com-Site				%	
12.Ind-Site				%	
13.Res-Site PR				%	
14.Res-Site DR				%	
15.Res-Site RMT				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Not Used				%	
17.Not Used				%	
18.Not Used				%	
19.Not Used				%	
20.Residential-Si				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac	15	1.00		100 %	0
22.Baselot (Fract	28	4.00		100 %	0
23.Misc (Fract)	54	34.00		100 %	0
Acres				%	
24.Homesite				%	
25.Baselot				%	
26.Not Used				%	
27.Not Used				%	
28.Rear Land <5					
29.Rear Land 5-10		**Total Acreage**	39.00		

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.View/Environ
9.Fract Share
Acres
30.Rear Land >10
31.Tillable
32.Pasture
33.Orchard
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Open Space
42.Mobile Home Si
43.Condo Site
44.Lot Improvemen
45.Subdivision Lo
46.Golf Course

Proposed Value

New Sharon

Map Lot 18-31 | Account 1182 | Location Swan Road | Card 1 Of 1 | 10/16/2024

Building Style **0**		
1.Conv.	5.Garrison	9.Other
2.Ranch	6.Split	10.Gar/Apt
3.R Ranch	7.Contemp	11.Cottage
4.Cape	8.Log	12.Dblewid
Dwelling Units **0**		
Other Units **0**		
Stories **0**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **0**		
1.Wood	5.Stucco	9.Other
2.Vin/Al	6.Brick	10.Cement
3.Compos.	7.Stone	11.
4.Asbestos	8.Concrete	12.
Roof Surface **0**		
1.Asphalt	4.Composit	7.SS
2.Slate	5.Wood	8.
3.Metal	6.Roll Roo	9.
SF Masonry Trim **0**		
Solar Voltaic **0**		
OPEN-4-CUSTOM **0**		
Year Built **0**		
Year Remodeled **0**		
Foundation **0**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **0**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **0**		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
Seondary Heat **0**		
Heat Type **100%** **0**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **0**		
# Full Baths **0**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

TRIO Software
A Division of Harris Computer Systems

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

Date Inspected 2/28/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
76 Shop	2007	195	2 100	4	0 %	100 %	
68 Wood Deck	2007	330	3 100	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