

ROBINSON ROBERT J (JT)  
 ROBINSON, ROSINA M  
 1077 WASHINGTON ST  
 WEST NEWTON MA 02465  
  
 B14728P431 B15701P342 B17513P226

Previous Owner  
 CARUSO JR, EDWARD A & MICHELLE A  
 ATTN: ROBERT & ROSINA ROBINSON  
 1077 WASHINGTON ST  
 WEST NEWTON MA 02465  
 Sale Date: 7/11/2017

Previous Owner  
 DUBERSTEIN JERRY  
 319 LINCOLN AVENUE  
  
 PORTSMOUTH NH 03801  
 Sale Date: 8/11/2009

Previous Owner  
 CAIN LESLYE  
 319 LINCOLN AVENUE  
  
 PORTSMOUTH NH 03801  
 Sale Date: 1/11/2006

Inspection Witnessed By:  
  
 X \_\_\_\_\_ Date \_\_\_\_\_

No./Date	Description	Date Insp.

Notes:

Property Data			Assessment Record																																																																																																																																																																																																				
Neighborhood <b>76 NORTHWEST POND A</b>			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																
Tree Growth Year <b>0</b>			2010	197,500	45,300	0	242,800																																																																																																																																																																																																
1ST MORTGAGE <b>0</b>			2011	197,500	45,300	0	242,800																																																																																																																																																																																																
2ND MORTGAGE <b>0</b>			2012	197,500	45,300	0	242,800																																																																																																																																																																																																
Zone/Land Use <b>48 Shoreland</b>			2013	197,500	45,300	0	242,800																																																																																																																																																																																																
Secondary Zone <b>31 .....</b>			2014	197,500	45,300	0	242,800																																																																																																																																																																																																
Topography <b>1 Level</b>			2015	197,500	45,300	0	242,800																																																																																																																																																																																																
1.Level 4.Below St 7.Steep			2016	187,700	45,300	0	233,000																																																																																																																																																																																																
2.Rolling 5.Low 8.Wet			2017	187,700	45,300	0	233,000																																																																																																																																																																																																
3.Above St 6.Swampy 9.Lev/Roll			2018	187,700	45,300	0	233,000																																																																																																																																																																																																
Utilities <b>9 No Water/No Sewer</b>			2019	187,700	45,300	0	233,000																																																																																																																																																																																																
1.Public 4.Improve 7.Improve			2020	187,700	45,300	0	233,000																																																																																																																																																																																																
2.Water 5.Improve 8.			2021	206,500	45,300	0	251,800																																																																																																																																																																																																
3.Sewer 6.Improve 9.None			2022	225,300	49,800	0	275,100																																																																																																																																																																																																
Street <b>1 Paved</b>			<table border="1"> <thead> <tr> <th colspan="6">Land Data</th> </tr> <tr> <th rowspan="2">Front Foot</th> <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.Ossipee WF</td> <td>13</td> <td>160</td> <td>400</td> <td>61</td> <td>%</td> <td>4</td> </tr> <tr> <td>12.Arrowhead WF</td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td>13.Waterfront</td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td>14.Rear Land</td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td>15.Misc</td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <th>Square Foot</th> <th colspan="5">Square Feet</th> <th></th> </tr> <tr> <td>16.Regular Lot</td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td>17.Secondary Lot</td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td>18.Excess Land</td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td>19.Condominium</td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td>20.Pavement</td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <th>Fract. Acre</th> <th colspan="5">Acreage/Sites</th> <th></th> </tr> <tr> <td>21.Homesite (Frac</td> <td>24</td> <td></td> <td>0.46</td> <td>100</td> <td>%</td> <td>0</td> </tr> <tr> <td>22.Vacant Lot (Fr</td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td>23.Non Conforming</td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <th>Acres</th> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td>24.Excess ( 5-10)</td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td>25.Excess (10+)</td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td>26.Excess (OS)</td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td>27.Rear (1-100)</td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td>28.Rear (101-150)</td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td>29.Rear (151-200)</td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td colspan="2"><b>Total Acreage</b></td> <td colspan="2"></td> <td colspan="2"><b>1.19</b></td> <td></td> </tr> </tbody> </table>					Land Data						Front Foot	Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code	11.Ossipee WF	13	160	400	61	%	4	12.Arrowhead WF					%		13.Waterfront					%		14.Rear Land					%		15.Misc					%							%							%		Square Foot	Square Feet						16.Regular Lot					%		17.Secondary Lot					%		18.Excess Land					%		19.Condominium					%		20.Pavement					%		Fract. Acre	Acreage/Sites						21.Homesite (Frac	24		0.46	100	%	0	22.Vacant Lot (Fr					%		23.Non Conforming					%		Acres					%		24.Excess ( 5-10)					%		25.Excess (10+)					%		26.Excess (OS)					%		27.Rear (1-100)					%		28.Rear (101-150)					%		29.Rear (151-200)					%		<b>Total Acreage</b>				<b>1.19</b>		
Land Data																																																																																																																																																																																																							
Front Foot	Type	Effective						Influence		Influence Codes																																																																																																																																																																																													
		Frontage						Depth	Factor		Code																																																																																																																																																																																												
11.Ossipee WF	13	160						400	61	%	4																																																																																																																																																																																												
12.Arrowhead WF										%																																																																																																																																																																																													
13.Waterfront										%																																																																																																																																																																																													
14.Rear Land										%																																																																																																																																																																																													
15.Misc										%																																																																																																																																																																																													
										%																																																																																																																																																																																													
										%																																																																																																																																																																																													
Square Foot	Square Feet																																																																																																																																																																																																						
16.Regular Lot										%																																																																																																																																																																																													
17.Secondary Lot										%																																																																																																																																																																																													
18.Excess Land										%																																																																																																																																																																																													
19.Condominium					%																																																																																																																																																																																																		
20.Pavement					%																																																																																																																																																																																																		
Fract. Acre	Acreage/Sites																																																																																																																																																																																																						
21.Homesite (Frac	24		0.46	100	%	0																																																																																																																																																																																																	
22.Vacant Lot (Fr					%																																																																																																																																																																																																		
23.Non Conforming					%																																																																																																																																																																																																		
Acres					%																																																																																																																																																																																																		
24.Excess ( 5-10)					%																																																																																																																																																																																																		
25.Excess (10+)					%																																																																																																																																																																																																		
26.Excess (OS)					%																																																																																																																																																																																																		
27.Rear (1-100)					%																																																																																																																																																																																																		
28.Rear (101-150)					%																																																																																																																																																																																																		
29.Rear (151-200)					%																																																																																																																																																																																																		
<b>Total Acreage</b>				<b>1.19</b>																																																																																																																																																																																																			
LAND USE <b>0</b>																																																																																																																																																																																																							
BUILDING USE <b>0</b>																																																																																																																																																																																																							
Sale Data																																																																																																																																																																																																							
Sale Date <b>7/11/2017</b>																																																																																																																																																																																																							
Price <b>159,900</b>																																																																																																																																																																																																							
Sale Type <b>2 Land &amp; Buildings</b>																																																																																																																																																																																																							
1.Land 4.Mobile 7.																																																																																																																																																																																																							
2.L & B 5.Other 8.																																																																																																																																																																																																							
3.Building 6. 9.																																																																																																																																																																																																							
Financing <b>1 Conventional</b>																																																																																																																																																																																																							
1.Convent 4.Seller 7.																																																																																																																																																																																																							
2.FHA/VA 5.Private 8.																																																																																																																																																																																																							
3.Assumed 6.Cash 9.Unknown																																																																																																																																																																																																							
Validity <b>1 Arms Length Sale</b>																																																																																																																																																																																																							
1.Valid 4.Split 7.Renovate																																																																																																																																																																																																							
2.Related 5.Partial 8.Other																																																																																																																																																																																																							
3.Distress 6.Exempt 9.																																																																																																																																																																																																							
Verified <b>5 Public Record</b>																																																																																																																																																																																																							
1.Buyer 4.Agent 7.Family																																																																																																																																																																																																							
2.Seller 5.Pub Rec 8.Other																																																																																																																																																																																																							
3.Lender 6.MLS 9.																																																																																																																																																																																																							

## Waterboro

Map Lot 048-008

Account 3946

Location 71 BLUEBERRY ROAD

Card 1

Of 1

6/06/2022

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Contemp/ 11.Condo	Heat Type <b>100% 9 Not Heated</b>	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/WallM 12.	3.3/4 Fin 6. 9.None
1.1 4.1.50 7.1.25	Cool Type <b>0% 9 None</b>	Insulation <b>9 None</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.50 9.	2.Evapor 5. 8.	2.Heavy 5.Unk 8.
Exterior Walls <b>1 Wood Siding</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style <b>3 Old Style</b>	Unfinished % <b>0%</b>
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 90%</b>
2.Wd Sh 6.Br/St 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grad
3.Compos. 7.Nov 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>3 Old Style</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>360</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>0</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>1</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1948</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>6 Piers/Posts</b>	# Fireplaces <b>0</b>	1.Incomp 4.Small 7.Layout
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.Other
2.C Block 5.Slab 8.		3.Damage 6.Style 9.None
3.Br/Stone 6.Prs/Post 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.Services 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>0</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.Office 9.RS	
3.Wet 6. 9.	Information Code <b>0</b>	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.SNY	

Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	249	0 0	0	0 %	0 %	
24 Frame Shed	0	56	0 0	0	0 %	0 %	
1 One Story Frame	2007	200	2 100	7	95 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

