Map Lot 16-027 Account 1678 Location 105 Shore Road Card 1 Of 1 8/22/2018

Ciaccia, Paul J & Wendy J

2 McIntosh Road

Bedford MA 01730
B8733P71

Property Data

Neighborhood	**65 KENNEBUNK POND WF**
Tree Growth Year	**0**
Road Frontage/ft	**62**
Water Frontage/ft	**55**
Zone/Land Use	**11 Gen Purpose/Residential**
Secondary Zone	**41 & Shoreland**

Topography **1 Level** **2 Sloping**

1.Level	4.Low	7.
2.Sloping	5.Swampy	8.
3.Rolling	6.Ledge	9.

Utilities **5 Dug Well** **6 Septic**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.
3.Sewer	6.Septic	9.None

Street **1 Paved**

1.Paved	4.Proposed	7.
2.Gravel	5.R O W	8.
3.Semi-Imp	6.	9.None

Waterfront	**1**
Special Use Program	**0**

Sale Data

Sale Date	**4/01/1998**
Price	**105,000**

Sale Type **2 Land+Buildings**

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

Financing **1 Conventional**

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

Validity **9 questionable sale**

1.Valid	4.Split/Asm	7.Changes
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.questionab

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2006	130,400	42,700	0	173,100
2007	130,400	51,500	0	181,900
2008	130,400	51,500	0	181,900
2010	130,400	54,700	0	185,100
2011	130,400	54,700	0	185,100
2012	130,400	54,700	0	185,100
2013	130,400	54,700	0	185,100
2014	130,400	54,700	0	185,100
2015	130,400	54,700	0	185,100
2016	130,400	54,700	0	185,100
2017	130,400	54,700	0	185,100
2018	130,400	54,700	0	185,100
2019	143,000	60,000	0	203,000

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
21.Baselot Imp Fr				%	
22.Baselot Unimp				%	
23.Shared Base Im				%	
24.Shared Base Un				%	
25.Shared Rear 1				%	
				%	
				%	
Square Foot		**Square Feet**			
26.Shared Rear 2				%	
28.Rear 1				%	
29.Rear 2				%	
30.Water Frontage				%	
31.Tillable/Orcha				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
32.Pasture	21	0.27	100	%	0
33.Horticultural/	28	0.03	100	%	0
34.Blueberry Barr	44	2.00	100	%	0
Acres				%	
35.Gravel Pit				%	
37.Softwood (TG)				%	
38.Mixed Wood (TG				%	
39.Hardwood (TG)				%	
40.Wasteland					
41.Roadway					

Total Acreage 0.30

Influence Codes

1.Misimproved
2.Excess Frontag
3.Topography
4.Size/Shape
5.Access
6.Restrict/Servi
7.Corner
8.View/Environme
9.Fractional Sha
Acres
42.Mobile Home Si
43.Condominium Si
44.Lot Improvemen
45.Campsite
46.Secondary Use/
47.Softwood (Farm
48.Mixed Wood (Fa
49.Hardwood (Farm

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

7/10/89 Chappell to Truesdell B5117P278
10/30/96 Turesdell to truesdell B8048P236
4/10/98 Truesdell to Ciaccia B8733P71

Lyman

Lyman

Map Lot 16-027 | Account 1678 | Location 105 Shore Road | Card 1 Of 1 | 8/22/2018

Building Style	**7 Seasonal**	
1.Conv	5.Log	9.....
2.Bi Level	6.Dbl Wd	10.
3.Split	7.Seasonal	11.
4.Contemp	8.Other	12.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 1 Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**1 Wood Siding**	
1.Wood	5.Stucco	9.....
2.Al/Vinyl	6.Mas Ven	10.
3.Compostn	7.Masonry	11.
4.Asb/Asp	8.Other	12.
Roof Surface	**1 Asphalt**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
DORMER #LF	**0**	
CENTRAL	**0**	
Year Built	**1955**	
Year Remodeled	**2005**	
Foundation	**6 Piers**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawlsp	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
	0	
Heat Type	**100%**	**9 Not Heated**
1.HW	5.FWA	9.No Heat
2.HW Floor	6.GravWA	10.
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	**1 Typical**	
1.Typical	4.	7.
2.Inadequa	5.	8.
3.Modern	6.	9.None
Bath(s) Style	**1 Typical**	
1.Typical	4.	7.
2.Inadequa	5.	8.
3.Modern	6.	9.None
# Rooms	**3**	
# Bedrooms	**2**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**1**	

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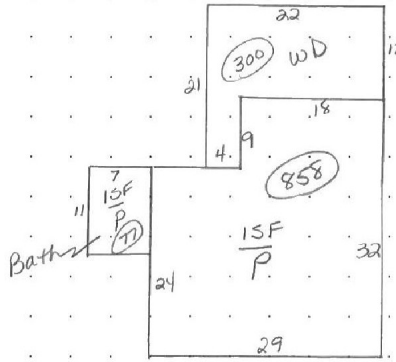
A Division of Harris Computer Systems

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.Fl/Stair	4.3/4 Fin	7.
2.1/4 Fin	5.Full Fin	8.
3.1/2 Fin	6.	9.None
Insulation	**9 None**	
1.Full	4.	7.
2.Capped	5.	8.
3.Minimal	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Fair 110%**	
1.E Grade	4.B Grade	7.A+ Grade
2.D Grade	5.B+ Grade	8.AA Grade
3.C Grade	6.A Grade	9.Same
SQFT (Footprint)	**858**	
Condition	**6 Good**	
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.Other	7.
2.O-Built	5.	8.
3.Record	6.	9.
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	6.Comm Wal
1.Location	4.Vis Imp	8.Fraction
2.Encroach	5.Multi-fa	9.None
Entrance Code	**1 Inspect**	
1.Inspect	4.Estimate	7.
2.Refusal	5.	8.
3.Vacant	6.	9.
Information Code	**6 Other**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 6/03/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
67 Wood Deck	2002	300	0 0	6	0 %	100 %	
1 Fr One Story	2005	77	0 0	6	0 %	100 %	
76 Mas Stoop/LF	0	10	3 100	4	0 %	100 %	
24 Fr Shed	1990	80	3 100	4	0 %	100 %	
24 Fr Shed	2008	140	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.Fr One Story
2.Fr Two Story
3.Fr Three Story
4.Fr 1 & 1/2 Sto
5.Fr 1 & 3/4 Sto
6.Fr 2 & 1/2 Sto
21.Fr Open Porch
22.Fr Encl Porch
23.Fr Garage
24.Fr Shed
25.Fr Bay Window
26.Fr 1S Overhang
27.Unfinished Bsm
28.Unfinished Att
29.Finished Attic