

TOKARZ STEVEN ET AL
C/O JULIE KOLDRAS
NEWINGTON CT 06111

B5665P64 B18660P121

Property Data			Assessment Record						
Neighborhood 68 ROSS CORNER RD W			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	68,200	161,500	0	229,700		
1ST MORTGAGE 0			2013	68,200	161,500	0	229,700		
2ND MORTGAGE 0			2014	68,200	161,500	0	229,700		
Zone/Land Use 33 Forest/Agricultural..			2015	68,200	161,500	0	229,700		
Secondary Zone			2016	58,000	161,500	0	219,500		
Topography 2 Rolling			2017	58,000	161,500	0	219,500		
1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Wet 3.Above St 6.Swampy 9.Lev/Roll			2018	58,000	161,500	0	219,500		
Utilities 9 No Water/No Sewer			2019	58,000	161,500	0	219,500		
1.Public 4.Improve 7.Improve 2.Water 5.Improve 8. 3.Sewer 6.Improve 9.None			2020	58,000	161,500	0	219,500		
Street 3 Gravel			2021	63,800	161,500	0	225,300		
1.Paved 4.Proposed 7.ROW 2.Semi Imp 5.Pvt 8.None 3.Gravel 6.Aband 9.TG PLAN			2022	69,600	177,600	0	247,200		
LAND USE 0			2023	76,500	197,000	0	273,500		
BUILDING USE 0			2024	85,800	221,200	0	307,000		
Sale Data			2025	107,700	301,200	0	408,900		
Sale Date			Land Data						
Price			Front Foot	Type	Effective		Influence		Influence Codes
Sale Type					Frontage	Depth	Factor	Code	
1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.			11.Ossipee WF			%		1.Unimproved	
Financing			12.Arrowhead WF			%		2.Excess Ftg /De	
1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			13.Waterfront			%		3.Topography	
Validity			14.Rear Land			%		4.Size/Shape	
1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.			15.Misc			%		5.Access or Rear	
Verified			Square Foot					6.Restriction	
1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			16.Regular Lot	Square Feet				7.Open Space	
			17.Secondary Lot			%		8.View/Environ	
			18.Excess Land			%		9.Fract Share	
			19.Condominium			%		Acres	
			20.Pavement			%		30.Rear (201+)	
			Fract. Acre					31.Tillable/Horti	
			21.Homesite (Frac	21	5.00	80 %	5	32.Pasture	
			22.Vacant Lot (Fr			%		33.Orchard	
			23.Non Conforming			%		34.Frontage	
			Acres					35.Triangular Lot	
			24.Excess (5-10)			%		36.Commercial	
			25.Excess (10+)			%		37.Softwood	
			26.Excess			%		38.Mixed Wood	
			27.Rear (1-100)			%		39.Hardwood	
			28.Rear (101-150)			%		40.Wasteland	
			29.Rear (151-200)			%		41.Gravel Pit (Ac	
			Total Acreage 5.00					42.Mobile Home Si	
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:
22.0105 - Frank Majewski conveyed his 1/4 interest to Regina Koluch and Steven Tokarz B/P 18660/121 -sb

Waterboro

Map Lot 009-010B-001

Account 1035

Location 557 ROSS CORNER ROAD

Card 1 Of 1 9/23/2024

Building Style 8 Log Home	SF Bsmt Living 0	Layout 1 Typical
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp/ 11.Condo	Heat Type 100% 1 Hot Water BB	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Other Units 0	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.FI/WallM 12.	3.3/4 Fin 6.1/2 Unfi 9.None
1.1 4.1.50 7.1.25	Cool Type 0% 9 None	Insulation 1 Full
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 9 Other	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 1 Modern	Unfinished % 0%
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 110%
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 1 Asphalt Shingles	Bath(s) Style 1 Modern Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 875
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1993	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	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 100%
Basement 4 Full Basement		Economic Code None
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 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		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 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.SNY



Date Inspected 12/01/2005

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	245	0 0	0	0	0	%	%
							%	%
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