

PELLETIER KEITH R (JT)
 DICHIRICO, CYNTHIA
 35 SABLE RD
 SALEM MA 01970

B14222P993 B16318P106 B17418P212 B17902P88

Previous Owner
 JAROSZ JANICE K
 ATTN: KEITH PELLETIER & CYNTHIA DICHIRICO
 35 SABLE RD
 SALEM MA 01970
 Sale Date: 2/27/2019

Previous Owner
 JAROSZ, THOMAS
 5 STANLEY TERRACE

SAUGUS MA 01906
 Sale Date: 2/08/2017

Previous Owner
 MELANSON JOHN & MARIE E
 19 RESTFUL WAY

WATERBORO ME 04087
 Sale Date: 5/07/2012

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data		
Neighborhood	80 MIDDLE BRANCH POND A	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	48 Shoreland	
Secondary Zone	31	
Topography	2 Rolling	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	3 Gravel	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	2/27/2019	
Price	150,000	
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	1 Arms Length Sale	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
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
2012	81,300	89,600	0	170,900
2013	81,300	89,600	0	170,900
2014	81,300	89,600	0	170,900
2015	81,300	89,600	0	170,900
2016	77,300	84,800	0	162,100
2017	77,300	84,800	0	162,100
2018	77,300	84,800	0	162,100
2019	77,300	84,800	0	162,100
2020	77,300	85,000	0	162,300
2021	85,000	85,000	0	170,000
2022	92,700	93,500	0	186,200
2023	102,000	103,700	0	205,700
2024	114,400	116,500	0	230,900
2025	121,900	149,800	0	271,700

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF	13	075	180	80 %	2	1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear (201+)
				%		31.Tillable/Horti
				%		32.Pasture
				%		33.Orchard
				%		34.Frontage
				%		35.Triangular Lot
				%		36.Commercial
	24		0.16	100 %	0	37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.Gravel Pit (Ac
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Utility ROW
				%		45.Camp Lot
				%		46.Site Improve
Total Acreage		0.31				

Waterboro

Map Lot 024-019


Account 1908

Location 19 RESTFUL WAY

Card 1

Of 1

9/23/2024

Building Style	2 Ranch	SF Bsm Living	0	Layout	1 Typical
1.Conv	5.Garr/Col 9.Other	Fin Bsm 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	2 1/2 Finished
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	1 One 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	2 Wood Shingle	3.H Pump	6. 9.None	3.Capped	6. 9.None
0.Wood	4.Asb/Asph 8.Alum/Vin	Kitchen Style	0	Unfinished %	0%
1.Wood	5.T-111 9.Other	1.Modern	4.Obsolete 7.	Grade & Factor	3 Average 100%
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	2 Typical Bath(s)	3.C Grade	6.AA Grade 9.Same
1.Asphalt	4.Composit 7.	1.Modern	4.Obsolete 7.	SQFT (Footprint)	1008
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	4 Average
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G
SF Masonry Trim	0	# Rooms	0	2.Fair	5.Avg+ 8.Exc
OPEN-3-	0	# Bedrooms	1	3.Avg-	6.Good 9.Same
OPEN-4-	0	# Full Baths	1	Phys. % Good	0%
Year Built	1971	# Half Baths	0	Funct. % Good	100%
Year Remodeled	0	# Addn Fixtures	0	Functional Code	9 None
Foundation	2 Concrete Block	# Fireplaces	0	1.Incomp	4.Small 7.Layout
1.Concrete	4.Wood 7.				
2.C Block	5.Slab 8.				
3.Br/Stone	6.Prs/Post 9.				
Basement	4 Full Basement				
1.1/4 Bmt	4.Full Bmt 7.				
2.1/2 Bmt	5.None 8.				
3.3/4 Bmt	6. 9.None				
Bsm Gar # Cars	1				
Wet Basement	0				
1.Dry	4. 7.				
2.Damp	5. 8.				
3.Wet	6. 9.				
Date Inspected		1.Owner	4.Agent 7.	2.Relative	5.Estimate 8.
		3.Tenant	6.Other 9.SNY		

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	80	0 0	0	0	0	%	
1 One Story Frame	0	48	0 0	0	0	0	%	1.One Story Fram
37 Unfin Basement	0	48	0 0	0	0	0	%	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

