

CORREIA STEVEN C & ANNE C
7 TANNER RIDGE ROAD
PEABODY MA 01960

B13834P29 B17286P349

Previous Owner
DREW JOHNATHAN E WILLIAM D & KARDIS D KAREN
ATTN: STEVEN & ANNE CORREIA
39 BLACK COVE RD
E WATERBORO ME 04030
Sale Date: 7/29/2016

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 27 OSS�PEE POND WF B			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	77,900	66,900	0	144,800		
1ST MORTGAGE 0			2013	77,900	66,900	0	144,800		
2ND MORTGAGE 0			2014	77,900	66,900	0	144,800		
Zone/Land Use 48 Shoreland			2015	77,900	66,900	0	144,800		
Secondary Zone 31			2016	74,000	66,900	0	140,900		
Topography 1 Level			2017	74,000	66,900	0	140,900		
1.Level 4.Below St 7.Steep			2018	74,000	66,900	0	140,900		
2.Rolling 5.Low 8.Wet			2019	74,000	66,900	0	140,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	74,000	67,300	0	141,300		
Utilities 9 No Water/No Sewer			2021	81,400	67,300	0	148,700		
1.Public 4.Improve 7.Improve			2022	88,800	74,000	0	162,800		
2.Water 5.Improve 8.			2023	97,600	82,100	0	179,700		
3.Sewer 6.Improve 9.None			2024	109,500	93,000	0	202,500		
Street 3 Gravel			2025	114,200	132,700	0	246,900		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF	11	Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF						1.Unimproved
Sale Data			13.Waterfront						2.Excess Ftg /De
			14.Rear Land						3.Topography
Sale Date 7/29/2016			15.Misc						4.Size/Shape
Price 200,000									5.Access or Rear
Sale Type 2 Land & Buildings									6.Restriction
1.Land 4.Mobile 7.									7.Open Space
2.L & B 5.Other 8.			Square Foot	Square Feet					8.View/Environ
3.Building 6. 9.			16.Regular Lot						9.Fract Share
Financing 1 Conventional			17.Secondary Lot						Acres
1.Convent 4.Seller 7.			18.Excess Land						30.Rear (201+)
2.FHA/VA 5.Private 8.			19.Condominium						31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown			20.Pavement						32.Pasture
Validity 1 Arms Length Sale			Fract. Acre	Acreege/Sites					33.Orchard
1.Valid 4.Split 7.Renovate			21.Homesite (Frac						34.Frontage
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr						35.Triangular Lot
3.Distress 6.Exempt 9.			23.Non Conforming						36.Commercial
Verified 1 Buyer			Acres						37.Softwood
1.Buyer 4.Agent 7.Family			24.Excess (5-10)						38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)						39.Hardwood
3.Lender 6.MLS 9.			26.Excess						40.Wasteland
			27.Rear (1-100)						41.Gravel Pit (Ac
			28.Rear (101-150)						42.Mobile Home Si
			29.Rear (151-200)						43.Condo Site
			Total Acreage		0.09				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 028-044

Account 2010

Location 39 BLACK COVE ROAD

Card 1

Of 1

9/23/2024

Building Style 2 Ranch	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% 8 Floor/Wall Unit M	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 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 2 Typical	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 3 Metal	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) 721
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 3 Below 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 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1955	# 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.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 1 1/4 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 0
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 0
		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
24 Frame Shed	0	216	0 0	0	0	0 %	
68 Wood Deck	0	144	0 0	0	0	0 %	
21 Open Frame	0	160	0 0	0	0	0 %	
1 One Story Frame	0	64	0 0	0	0	0 %	
1 One Story Frame	0	400	0 0	0	0	0 %	
						%	
						%	
						%	
						%	
						%	
						%	
						%	

