

SMART, DAVID WILLIAM, TRUSTEE
SMART, DAVID WILLIAM REVOCABLE TRUST
1055 FOREST STREET
ANDOVER MA 01845

B9790P124 B16451P227 B19289P271

Previous Owner
SMART DAVID W
1055 FOREST ST

N ANDOVER MA 01845 3323
Sale Date: 8/08/2023

Previous Owner
LABRIE ZOEL A & GEORGETTE
C/O DAVID SMART
1055 FOREST ST
N ANDOVER MA 01845 3323
Sale Date: 11/01/2012

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
16.0323 - add gar -ak

Waterboro

Property Data			Assessment Record							
Neighborhood 27 OSS�PEE POND WF B			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	113,400	102,400	16,000	199,800			
1ST MORTGAGE 0			2013	113,400	102,400	0	215,800			
2ND MORTGAGE 0			2014	113,400	102,400	0	215,800			
Zone/Land Use 48 Shoreland			2015	113,400	102,400	0	215,800			
Secondary Zone 31			2016	105,100	135,300	0	240,400			
Topography 1 Level			2017	105,100	135,300	0	240,400			
1.Level 4.Below St 7.Steep			2018	105,100	135,300	0	240,400			
2.Rolling 5.Low 8.Wet			2019	105,100	135,300	0	240,400			
3.Above St 6.Swampy 9.Lev/Roll			2020	105,100	135,900	0	241,000			
Utilities 9 No Water/No Sewer			2021	115,600	135,900	0	251,500			
1.Public 4.Improve 7.Improve			2022	126,100	149,500	0	275,600			
2.Water 5.Improve 8.			2023	138,700	165,800	0	304,500			
3.Sewer 6.Improve 9.None			2024	155,600	186,600	0	342,200			
Street 3 Gravel			2025	162,800	265,900	0	428,700			
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	
Sale Date 8/08/2023			14.Rear Land						3.Topography	
Price			15.Misc						4.Size/Shape	
Sale Type 2 Land & Buildings									5.Access or Rear	
1.Land 4.Mobile 7.			Square Foot		Square Feet				6.Restriction	
2.L & B 5.Other 8.			16.Regular Lot						7.Open Space	
3.Building 6. 9.			17.Secondary Lot						8.View/Environ	
Financing 9 Unknown			18.Excess Land						9.Fract Share	
1.Convent 4.Seller 7.			19.Condominium						Acres	
2.FHA/VA 5.Private 8.			20.Pavement						30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown									31.Tillable/Horti	
Validity 2 Related Parties			Fract. Acre		Acreege/Sites				32.Pasture	
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	23		0.95	50	%	6	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr							34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming							35.Triangular Lot
Verified 5 Public Record			Acres							36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)							37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)							38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess							39.Hardwood
			27.Rear (1-100)							40.Wasteland
			28.Rear (101-150)							41.Gravel Pit (Ac
			29.Rear (151-200)							42.Mobile Home Si
			Total Acreage 1.02							43.Condo Site
										44.Utility ROW
										45.Camp Lot
										46.Site Improve

Waterboro

Map Lot 028-048

Account 2014

Location 23 BLACK COVE ROAD

Card 1 Of 1

9/23/2024

Building Style 9 Other	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% 5 Force Warm Air	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 2 Two 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 5 T-111	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 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) 502
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 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1948	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	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 2 1/2 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	
23 Frame Garage	0	350	0 0	0	0	0 %	0 %	1.One Story Fram
68 Wood Deck	0	240	0 0	0	0	0 %	0 %	2.Two Story Fram
23 Frame Garage	0	290	0 0	0	0	0 %	0 %	3.Three Story Fr
43 2S Frame Garage	0	728	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
24 Frame Shed	0	80	0 0	0	0	0 %	0 %	5.1 & 3/4 Story
50 2 S Fr Gar w/fin	2016	728	0 0	0	0	0 %	0 %	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

