

KINSKY FAMILY 2017 OSSIPEE LK TRST
C/O KINSKY, ANDREW & ABBOTT, JENNIFER, TRUSTEES
269 WEST MAIN ST
WESTBROUGH MA 01581

B9361P28 B17636P412

Property Data			Assessment Record							
Neighborhood 21 OSSIPEE POND W			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	228,500	179,500	0	408,000			
1ST MORTGAGE 0			2013	228,500	179,500	0	408,000			
2ND MORTGAGE 0			2014	228,500	179,500	0	408,000			
Zone/Land Use 48 Shoreland			2015	228,500	179,500	0	408,000			
Secondary Zone 31			2016	217,400	169,500	0	386,900			
Topography 2 Rolling			2017	217,400	169,500	0	386,900			
1.Level 4.Below St 7.Steep			2018	217,400	169,500	0	386,900			
2.Rolling 5.Low 8.Wet			2019	217,400	169,500	0	386,900			
3.Above St 6.Swampy 9.Lev/Roll			2020	217,400	170,300	0	387,700			
Utilities 9 No Water/No Sewer			2021	239,100	170,300	0	409,400			
1.Public 4.Improve 7.Improve			2022	260,800	187,300	0	448,100			
2.Water 5.Improve 8.			2023	286,900	207,800	0	494,700			
3.Sewer 6.Improve 9.None			2024	321,700	233,800	0	555,500			
Street 3 Gravel			2025	335,300	295,600	0	630,900			
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				%	2	1.Unimproved	
Sale Data			13.Waterfront				%		2.Excess Ftg /De	
Sale Date 1/02/2018			14.Rear Land				%		3.Topography	
Price 99			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	24		1.11	100	%	0	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			1.50				43.Condo Site
										44.Utility ROW
										45.Camp Lot
										46.Site Improve

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Map Lot 039-001

Account 2430

Location 32 CONNOLLY POINT

Card 1

Of 1

9/23/2024

Building Style 7	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% 7 Electric	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 1 Wood Siding	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 95%
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) 1488
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 2	Phys. % Good 0%
Year Built 1965	# 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.	<div style="display: flex; align-items: center; justify-content: center; gap: 10px;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; font-weight: bold; border-radius: 5px;">T</div> <div style="font-size: 2em; font-weight: bold; letter-spacing: 2px;">TRIO</div> </div>	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 5 Crawl Space		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 9 No 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	
68 Wood Deck	0	240	0 0	0	0	0 %	0 %	1.One Story Fram
22 Encl Frame Porch	1980	288	0 0	0	0	0 %	0 %	2.Two Story Fram
22 Encl Frame Porch	1980	372	0 0	0	0	0 %	0 %	3.Three Story Fr
23 Frame Garage	1980	672	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
24 Frame Shed	0	98	0 0	0	0	0 %	0 %	5.1 & 3/4 Story
68 Wood Deck	0	60	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

