

PELLETIER TIMOTHY E
PELLETIER, JOANN M
258 WINDWARD DRIVE
SOMERSET MA 02726

B7388P5 B15354P251 B16106P700

Previous Owner
BISSON LINDA F & BRENT C REVOCABLE TRUST
C/O JO-ANN PELLETIER
478 SUNSET CIRCLE SOUTH
ELLENTON FL 34222
Sale Date: 6/03/2011

Previous Owner
SNOW LEROY F & U ANN TRUSTEES
THE SNOW LIVING TRUST
9 COFFIN ST
NEWBURYPORT MA 01950
Sale Date: 5/17/2004

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
Add 2nd 2004

Waterboro

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	119,300	136,400	10,000	245,700		
1ST MORTGAGE 0			2013	119,300	136,400	0	255,700		
2ND MORTGAGE 0			2014	119,300	136,400	0	255,700		
Zone/Land Use 47 Lake Arrowhead			2015	119,300	136,400	0	255,700		
Secondary Zone			2016	113,300	135,000	0	248,300		
Topography 2 Rolling			2017	113,300	135,000	0	248,300		
1.Level 4.Below St 7.Steep			2018	113,300	135,000	0	248,300		
2.Rolling 5.Low 8.Wet			2019	113,300	135,000	0	248,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	113,300	135,000	0	248,300		
Utilities 9 No Water/No Sewer			2021	124,600	135,000	0	259,600		
1.Public 4.Improve 7.Improve			2022	136,000	148,500	0	284,500		
2.Water 5.Improve 8.			2023	149,600	164,700	0	314,300		
3.Sewer 6.Improve 9.None			2024	167,700	185,400	0	353,100		
Street 3 Gravel			2025	167,000	257,500	0	424,500		
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	12	Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF	112		210	90 %	2	1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
			14.Rear Land				%		3.Topography
Sale Date 6/03/2011			15.Misc				%		4.Size/Shape
Price 212,000							%		5.Access or Rear
Sale Type 2 Land & Buildings							%		6.Restriction
1.Land 4.Mobile 7.			Square Foot	Square Feet					7.Open Space
2.L & B 5.Other 8.			16.Regular Lot				%		8.View/Environ
3.Building 6. 9.			17.Secondary Lot				%		9.Fract Share
Financing 1 Conventional			18.Excess Land				%		Acres
1.Convent 4.Seller 7.			19.Condominium				%		30.Rear (201+)
2.FHA/VA 5.Private 8.			20.Pavement				%		31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown							%		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 0.27						44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 045-001-424


Account 3260

Location 152 CRESCENT DRIVE

Card 1

Of 1

9/23/2024

Building Style	5 Garrison/Colonial	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	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	8 Alumunum/Vinyl	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)	900				
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	5 Above Average				
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	1979	# Half Baths	1	Funct. % Good	80%				
Year Remodeled	2004	# Addn Fixtures	0	Functional Code	2 Overbuilt				
Foundation	2 Concrete Block	# Fireplaces	0	1.Incomp	4.Small 7.Layout				
1.Concrete	4.Wood 7.								
2.C Block	5.Slab 8.					1.Incomp	4.Small	7.Layout	
3.Br/Stone	6.Prs/Post 9.					2.O-Built	5.CDU	8.Other	
Basement	4 Full Basement					3.Damage	6.Style	9.None	
1.1/4 Bmt	4.Full Bmt 7.					Econ. % Good	100%	Economic Code	None
2.1/2 Bmt	5.None 8.					0.None	3.Services 7.	1.Location	4.Traffic 8.
3.3/4 Bmt	6. 9.None					1.Location	4.Traffic 8.	2.Encroach	9.None 9.
Bsmt Gar # Cars	0					Entrance Code	5 Estimated	1.Interior	4.Vacant 7.
Wet Basement	1 Dry Basement					2.Refusal	5.Estimate 8.	3.Informed	6.Office 9.RS
1.Dry	4. 7.					Information Code	5 Estimate	1.Owner	4.Agent 7.
2.Damp	5. 8.	2.Relative	5.Estimate 8.	2.Relative	5.Estimate 8.				
3.Wet	6. 9.	3.Tenant	6.Other 9.SNY	3.Tenant	6.Other 9.SNY				

Date Inspected 8/02/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	128	0 0	0	0	0	0	1.One Story Fram
21 Open Frame	0	150	0 0	0	0	0	0	2.Two Story Fram
26 1SFr Overhang	0	36	0 0	0	0	0	0	3.Three Story Fr
26 1SFr Overhang	0	36	0 0	0	0	0	0	4.1 & 1/2 Story
24 Frame Shed	0	96	0 0	0	0	0	0	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

