Map Lot 045-001-524 Account 3344 Location 54 DIAMOND DRIVE Card 1 Of 1 9/07/2023

CORNUT CHARLES & LONGO, WENDY JT
58 PEPPER ST
MONROE CT 06468

B1975P192 B16931P753

Previous Owner
CORNUT CHARLES L* & SHIRLEY E
58 PEPPER ST

MONROE CT 06468
Sale Date: 12/01/2014

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data

Neighborhood **1 LAC WEST**

Tree Growth Year **0**

1ST MORTGAGE **0**

2ND MORTGAGE **0**

Zone/Land Use **47 Lake Arrowhead**

Secondary Zone

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 **12/01/2014**

Price

Sale Type **2 Land & Buildings**

1.Land 4.Mobile 7.
2.L & B 5.Other 8.
3.Building 6. 9.

Financing **1 Conventional**

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 **1 Buyer**

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
2011	122,800	105,900	0	228,700
2012	122,800	105,900	0	228,700
2013	122,800	105,900	0	228,700
2014	122,800	105,900	0	228,700
2015	122,800	105,900	0	228,700
2016	116,700	100,600	0	217,300
2017	116,700	100,600	0	217,300
2018	116,700	100,600	0	217,300
2019	116,700	100,600	0	217,300
2020	116,700	101,900	0	218,600
2021	128,400	101,900	0	230,300
2022	140,000	112,000	0	252,000
2023	154,000	124,300	0	278,300
2024	172,700	139,500	0	312,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Ossipee WF	12	118	225	85 %	2
12.Arrowhead WF				%	
13.Waterfront				%	
14.Rear Land				%	
15.Misc				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Pavement				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac				%	
22.Vacant Lot (Fr				%	
23.Non Conforming				%	
Acres				%	
24.Excess (5-10)				%	
25.Excess (10+)				%	
26.Excess				%	
27.Rear (1-100)				%	
28.Rear (101-150)				%	
29.Rear (151-200)				%	

Total Acreage 0.30

Influence Codes

1.Unimproved
2.Excess Ftg /De
3.Topography
4.Size/Shape
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
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 Improveme

Waterboro

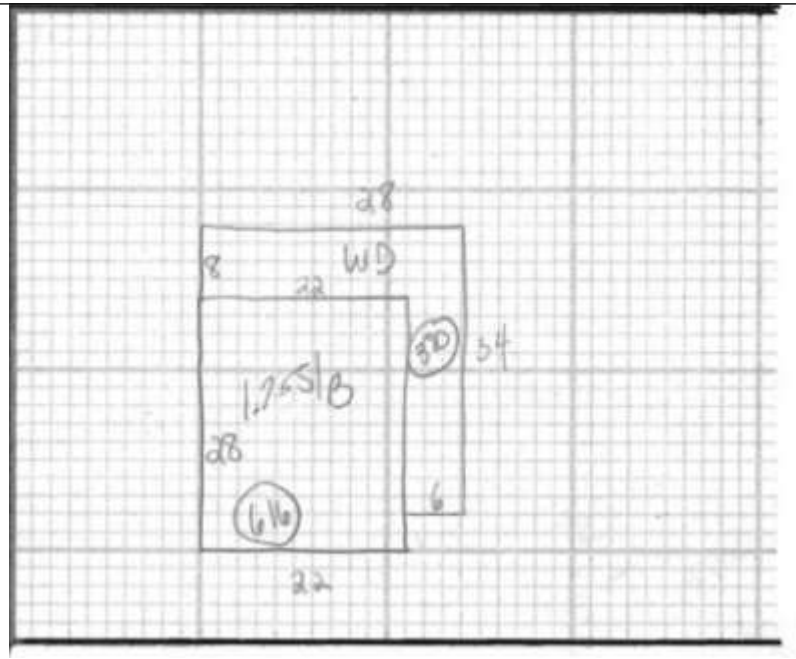
Map Lot 045-001-524 | Account 3344 | Location 54 DIAMOND DRIVE | Card 1 Of 1 | 9/07/2023

Building Style **1 Conventional**		
1.Conv	5.Garr/Col	9.Other
2.Ranch	6.Split	10.Mohome
3.R Ranch	7.Contemp/	11.Condo
4.Cape	8.Log	12.
Dwelling Units **1**		
Other Units **0**		
Stories **5 One & 3/4 Story**		
1.1	4.1.50	7.1.25
2.2	5.1.75	8.
3.3	6.2.50	9.
Exterior Walls **1 Wood Siding**		
0.Wood	4.Asb/Asph	8.Alum/Vin
1.Wood	5.T-111	9.Other
2.Wd Sh	6.Br/St	11.
3.Compos.	7.Nov	12.
Roof Surface **5 Wood Shingles**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **1979**		
Year Remodeled **0**		
Foundation **1 Concrete**		
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
Bsmt Gar # Cars **0**		
Wet Basement **1 Dry Basement**		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
OPEN 5 OPTIONAL **0**		
Heat Type **100%** **1 Hot Water BB**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.HWRAD	7.Electric	11.
4.Steam	8.Fl/WallM	12.
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style **2 Typical**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **6**		
# Bedrooms **3**		
# Full Baths **2**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

TRIO

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Not func	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Unk	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 110%**		
1.E Grade	4.B Grade	7.AAA Grad
2.D Grade	5.A Grade	8.
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **616**		
Condition **4 Average**		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Small	7.Layout
2.O-Built	5.CDU	8.Other
3.Damage	6.Style	9.None
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.Services	7.
1.Location	4.Traffic	8.
2.Encroach	9.None	9.
Entrance Code **1 Interior Inspect**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Office	9.RS
Information Code **1 Owner**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.SNY



Date Inspected 8/05/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	380	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
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