

ST PIERRE, DAVID G & TERESA L, TRUSTEES
ST PIERRE FAMILY TRUST
51 LYONS WAY
NORTH ANDOVER MA 01845

B18393P508

Previous Owner
ST PIERRE KENNETH
ST PIERRE, LUCILLE
C/O DAVID LYONS
NORTH ANDOVER MA 01845
Sale Date: 9/23/2020

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

17.1129 - combined 045-001-673, 1 regular lot, with this lot -sb
21.0824 - 045-001-1673 separated -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	134,200	141,900	0	276,100		
1ST MORTGAGE 0			2013	134,200	141,900	0	276,100		
2ND MORTGAGE 0			2014	134,200	141,900	0	276,100		
Zone/Land Use 47 Lake Arrowhead			2015	134,200	141,900	0	276,100		
Secondary Zone			2016	114,000	141,900	0	255,900		
Topography 2 Rolling			2017	114,000	141,900	0	255,900		
1.Level 4.Below St 7.Steep			2018	114,000	141,900	0	255,900		
2.Rolling 5.Low 8.Wet			2019	129,000	141,900	0	270,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	129,000	144,500	0	273,500		
Utilities 9 No Water/No Sewer			2021	141,900	144,500	0	286,400		
1.Public 4.Improve 7.Improve			2022	154,800	158,900	0	313,700		
2.Water 5.Improve 8.			2023	150,500	176,300	0	326,800		
3.Sewer 6.Improve 9.None			2024	168,700	197,900	0	366,600		
Street 3 Gravel			2025	175,900	260,000	0	435,900		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot		Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF	Type	Frontage	Depth	Factor	Code	
BUILDING USE 0									12
Sale Data			13.Waterfront	12	115	100	55	6	1.Unimproved
			Sale Date 9/23/2020	14.Rear Land					
Price			15.Misc						3.Topography
Sale Type 2 Land & Buildings									4.Size/Shape
1.Land 4.Mobile 7.									5.Access or Rear
2.L & B 5.Other 8.									6.Restriction
3.Building 6. 9.									7.Open Space
Financing 9 Unknown									8.View/Environ
1.Convent 4.Seller 7.			Square Foot		Square Feet				9.Fract Share
2.FHA/VA 5.Private 8.			16.Regular Lot	16		1	100	%	0
3.Assumed 6.Cash 9.Unknown			17.Secondary Lot					%	
Validity 2 Related Parties			18.Excess Land					%	
1.Valid 4.Split 7.Renovate			19.Condominium					%	
2.Related 5.Partial 8.Other			20.Pavement					%	
3.Distress 6.Exempt 9.								%	
Verified 5 Public Record			Fract. Acre		Acres/Sites				
1.Buyer 4.Agent 7.Family			21.Homesite (Frac					%	
2.Seller 5.Pub Rec 8.Other			22.Vacant Lot (Fr					%	
3.Lender 6.MLS 9.			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				

- 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 Improve

Waterboro

Map Lot 045-001-674

Account 3457

Location 90 SEQUOIA LANE

Card 1

Of 1

9/23/2024

Building Style 2 Ranch	SF Bsmt Living 1140	Layout 1 Typical
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade 3 100	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 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.Refrigt 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 105%
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) 1268
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 1	Phys. % Good 0%
Year Built 1985	# 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.		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 4 Full 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
68 Wood Deck	0	632	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