

FORTIN DENNIS & BARBARA TRUSTEES OF THE
FORTIN LIVING TRUST
56 EVERGREEN CIRCLE
WHITINSVILLE MA 01588

B17408P46

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	114,000	105,200	0	219,200		
1ST MORTGAGE 0			2013	114,000	105,200	0	219,200		
2ND MORTGAGE 0			2014	114,000	105,200	0	219,200		
Zone/Land Use 47 Lake Arrowhead			2015	114,000	105,200	0	219,200		
Secondary Zone			2016	108,300	105,200	0	213,500		
Topography 2 Rolling			2017	108,300	105,200	0	213,500		
1.Level 4.Below St 7.Steep			2018	108,300	105,200	0	213,500		
2.Rolling 5.Low 8.Wet			2019	108,300	105,200	0	213,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	108,300	107,300	0	215,600		
Utilities 9 No Water/No Sewer			2021	119,100	107,300	0	226,400		
1.Public 4.Improve 7.Improve			2022	130,000	118,000	0	248,000		
2.Water 5.Improve 8.			2023	143,000	130,900	0	273,900		
3.Sewer 6.Improve 9.None			2024	160,300	147,000	0	307,300		
Street 3 Gravel			2025	159,600	189,000	0	348,600		
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				%	2	1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		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			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			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		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			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 Acreege		0.34				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 045-001-740

Account 4505

Location 140 FAIRVIEW DRIVE

Card 1 Of 1 9/23/2024

Building Style	4 Cape Cod	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		
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat		
Dwelling Units 1			2.HWCI	6.GravWA	10.		
Other Units 0			3.HWRAD	7.Electric	11.		
Stories 1 One Story			4.Steam	8.F/WallM	12.		
1.1	4.1.50	7.1.25	Cool Type	0%	9 None		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.		
3.3	6.2.50	9.	2.Evapor	5.	8.		
Exterior Walls 5 T-111			3.H Pump	6.	9.None		
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style		2 Typical		
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.		
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.		
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None		
Roof Surface 1 Asphalt Shingles			Bath(s) Style		2 Typical Bath(s)		
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.		
2.Slate	5.Wood	8.	2.Typical	5.	8.		
3.Metal	6.Other	9.	3.Old Type	6.	9.None		
SF Masonry Trim 0			# Rooms	5			
OPEN-3- 0			# Bedrooms	2			
OPEN-4- 0			# Full Baths	1			
Year Built 1973			# Half Baths	0			
Year Remodeled 0			# Addn Fixtures	0			
Foundation 1 Concrete			# Fireplaces	0			
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #00728f; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>				
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.					

Date Inspected 7/26/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	546	0 0	0	0	0	%	%
							%	%
							%	%
							%	%
							%	%
							%	%
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