

FOSS MATTHEW A  
 FOSS, MICHELINE M  
 9 DEBRA LN  
 STEEP FALLS ME 04085

B6884P70 B15235P254 B16361P223 B17261P847

Previous Owner  
 WHITE, COLIN & CHRISTINE  
 ATTN: MATTHEW & MICHELINE FOSS  
 171 SWANTON ST #3  
 WINCHESTER MA 01890  
 Sale Date: 6/27/2016

Previous Owner  
 GUILBAULT, RICHARD & JOSEPHINE  
 C/O COLIN & CHRISTINE WHITE  
 6 LAUREL HILL LN  
 WINCHESTER MA 01890  
 Sale Date: 7/06/2012

Previous Owner  
 JONES DENIS M  
 C/O WILLIAM JONES  
 57 GOODALE STREET  
 PEABODY MA 01960  
 Sale Date: 8/15/2007

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
 24.0513 - corrected acreage - vw

Waterboro

Property Data			Assessment Record						
Neighborhood <b>8 LAKE SHERBURNE</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	139,400	66,400	0	205,800		
1ST MORTGAGE <b>0</b>			2013	139,400	66,400	0	205,800		
2ND MORTGAGE <b>0</b>			2014	139,400	66,400	0	205,800		
Zone/Land Use <b>48 Shoreland</b>			2015	139,400	66,400	0	205,800		
Secondary Zone <b>31 .....</b>			2016	125,500	62,800	0	188,300		
Topography <b>1 Level</b>			2017	125,500	62,800	0	188,300		
1.Level 4.Below St 7.Steep			2018	125,500	62,800	0	188,300		
2.Rolling 5.Low 8.Wet			2019	125,500	62,800	0	188,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	125,500	63,400	0	188,900		
Utilities <b>9 No Water/No Sewer</b>			2021	138,000	63,400	0	201,400		
1.Public 4.Improve 7.Improve			2022	150,600	69,800	0	220,400		
2.Water 5.Improve 8.			2023	165,600	77,400	0	243,000		
3.Sewer 6.Improve 9.None			2024	185,700	87,300	0	273,000		
Street <b>3 Gravel</b>			2025	215,800	118,800	0	334,600		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date <b>6/27/2016</b>			15.Misc			%		5.Access or Rear	
Price <b>198,000</b>						%		6.Restriction	
Sale Type <b>2 Land &amp; Buildings</b>						%		7.Open Space	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.View/Environ	
2.L & B 5.Other 8.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		<b>Acres</b>	
Financing <b>1 Conventional</b>			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		33.Orchard	
Validity <b>1 Arms Length Sale</b>						%		34.Frontage	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreage/Sites</b>				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.46	90	%	5	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		36.Commercial	
Verified <b>5 Public Record</b>			23.Non Conforming			%		37.Softwood	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)			%		39.Hardwood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		40.Wasteland	
			26.Excess			%		41.Gravel Pit (Ac	
			27.Rear (1-100)			%		42.Mobile Home Si	
			28.Rear (101-150)			%		43.Condo Site	
			29.Rear (151-200)			%		44.Utility ROW	
			<b>Total Acreage</b>			<b>0.46</b>		45.Camp Lot	
								46.Site Improve	

## Waterboro

Map Lot 047-003

Account 3790

Location 69 NORTHEAST ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>2 Ranch</b>	SF Bsmt Living	<b>300</b>	Layout	<b>1 Typical</b>
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	<b>3 100</b>	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL <b>0</b>		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100%</b>	<b>8 Floor/Wall Unit M</b>
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units <b>1</b>			2.HWCI	6.GravWA	10.
Other Units <b>0</b>			3.HWRAD	7.Electric	11.
Stories		<b>1 One Story</b>	4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	<b>0%</b>	<b>9 None</b>
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		<b>8 Alumunum/Vinyl</b>	3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style		<b>2 Typical</b>
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		<b>1 Asphalt Shingles</b>	Bath(s) Style		<b>2 Typical Bath(s)</b>
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		<b>0</b>	# Rooms		<b>0</b>
OPEN-3-		<b>0</b>	# Bedrooms		<b>2</b>
OPEN-4-		<b>0</b>	# Full Baths		<b>1</b>
Year Built		<b>1971</b>	# Half Baths		<b>0</b>
Year Remodeled		<b>0</b>	# Addn Fixtures		<b>0</b>
Foundation		<b>2 Concrete Block</b>	# Fireplaces		<b>0</b>
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>		
2.C Block	5.Slab	8.			
3.Br/Stone	6.Prs/Post	9.			
Basement		<b>4 Full Basement</b>			
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		<b>0</b>			
Wet Basement		<b>1 Dry Basement</b>			
1.Dry	4.	7.			
2.Damp	5.	8.			
3.Wet	6.	9.			
Date Inspected					

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
26 1SFr Overhang	0	52	0 0	0	0	0	%	1.One Story Fram
68 Wood Deck	2015	220	0 0	0	0	0	%	2.Two Story Fram
24 Frame Shed	0	80	0 0	0	0	0	%	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

