

FIORE ROBERT J  
 FIORE, JULIE M  
 16 BIRCH HILL DR  
 METHUEN MA 01844  
  
 B7235P271 B17394P424  
 Previous Owner  
 FIORE JOHN C & JOAN M  
 45 DYER STREET  
  
 BILLERICA MA 01862  
 Sale Date: 12/29/2016

Property Data			Assessment Record						
Neighborhood <b>74 LAKE SHERBURNE NBHD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	23,200	0	0	23,200		
1ST MORTGAGE <b>0</b>			2013	23,200	0	0	23,200		
2ND MORTGAGE <b>0</b>			2014	23,200	0	0	23,200		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	23,200	0	0	23,200		
Secondary Zone <b>50 ALT.</b>			2016	20,900	0	0	20,900		
Topography <b>1 Level</b>			2017	20,900	0	0	20,900		
1.Level 4.Below St 7.Steep			2018	20,900	0	0	20,900		
2.Rolling 5.Low 8.Wet			2019	20,900	234,200	0	255,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	20,900	235,900	0	256,800		
Utilities <b>9 No Water/No Sewer</b>			2021	23,000	235,900	0	258,900		
1.Public 4.Improve 7.Improve			2022	25,100	259,500	0	284,600		
2.Water 5.Improve 8.			2023	27,600	287,800	0	315,400		
3.Sewer 6.Improve 9.None			2024	31,000	323,200	0	354,200		
Street <b>3 Gravel</b>			2025	67,800	434,500	0	502,300		
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					Frontage	Depth	Factor	Code	
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>12/29/2016</b>			15.Misc			%		5.Access or Rear	
Price <b>10,500</b>						%		6.Restriction	
Sale Type <b>1 Land Only</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.				16.Regular Lot			%	9.Fract Share	
3.Building 6. 9.			17.Secondary Lot			%	<b>Acres</b>		
Financing <b>1 Conventional</b>			18.Excess Land			%	30.Rear (201+)		
1.Convent 4.Seller 7.			19.Condominium			%	31.Tillable/Horti		
2.FHA/VA 5.Private 8.			20.Pavement			%	32.Pasture		
3.Assumed 6.Cash 9.Unknown						%	33.Orchard		
Validity <b>1 Arms Length Sale</b>						%	34.Frontage		
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.46	100 %	0	36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		37.Softwood	
Verified <b>5 Public Record</b>			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			<b>Total Acreage 0.46</b>					46.Site Improve	

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:  
 24.0522 corrected acreage & changed from Shoreland to AR zone- vw

## Waterboro

Map Lot 047-041

Account 3828

Location 28 NORTHEAST ROAD

Card 1 Of 1 9/23/2024

Building Style	<b>1 Conventional</b>			SF Bsmt Living	<b>0</b>			Layout	<b>1 Typical</b>		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>0 0</b>			1.Typical	4.	7.	
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL <b>0</b>			2.Inadeq	5.	8.		
3.R Ranch	7.Contemp/	11.Condo		Heat Type	<b>100% 5 Force Warm Air</b>			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic <b>9 None</b>				
Dwelling Units <b>1</b>				2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.1/4 Unfi		
Other Units <b>0</b>				3.HWRAD	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.		
Stories <b>5 One &amp; 3/4 Story</b>				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 <b>0% 9 None</b>			Insulation <b>1 Full</b>				
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 <b>1 Wood Siding</b>				3.H Pump	6.	9.None	3.Capped	6.	9.None		
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style <b>1 Modern</b>			Unfinished % <b>0%</b>				
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Grade & Factor <b>4 Good 110%</b>				
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 <b>1 Asphalt Shingles</b>				Bath(s) Style <b>1 Modern Bath(s)</b>			3.C Grade			6.AA Grade	9.Same
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	SQFT (Footprint) <b>1040</b>				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition <b>6 Good</b>				
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G		
SF Masonry Trim <b>0</b>				# Rooms <b>0</b>			2.Fair	5.Avg+	8.Exc		
OPEN-3- <b>0</b>				# Bedrooms <b>0</b>			3.Avg-	6.Good	9.Same		
OPEN-4- <b>0</b>				# Full Baths <b>2</b>			Phys. % Good <b>95%</b>				
Year Built <b>2017</b>				# Half Baths <b>0</b>			Funct. % Good <b>100%</b>				
Year Remodeled <b>0</b>				# Addn Fixtures <b>0</b>			Functional Code <b>9 None</b>				
Foundation <b>1 Concrete</b>				# Fireplaces <b>1</b>			1.Incomp	4.Small	7.Layout		
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>1</b>											
Wet Basement <b>1 Dry Basement</b>											
1.Dry	4.	7.									
2.Damp	5.	8.									
3.Wet	6.	9.									
Date Inspected			Econ. % Good <b>100%</b>			Economic Code <b>None</b>					
			0.None			3.Services			7.		
			1.Location			4.Traffic			8.		
			2.Encroach			9.None			9.		
			Entrance Code <b>0</b>			1.Interior			4.Vacant	7.	
			1.Owner			4.Agent			7.		
			2.Relative			5.Estimate			8.		
			3.Tenant			6.Other			9.SNY		



Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	2017	288	9 110	9	95 %	100 %	
21 Open Frame	2017	116	9 110	9	95 %	100 %	
					%	%	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