

BRYNE MICHAEL J  
c/o John B. Nichols  
Topsfield MA 01983

B9643P1 B17334P672 B17334P674 B17334P676

Previous Owner  
MARILYN HALMEN & DANCEWICZ STANLEY &\*  
ATTN: MICHAEL J BYRNE  
1 EMERSON PLACE 10N  
BOSTON MA 02114  
Sale Date: 10/04/2016

Inspection Witnessed By:

X	Date	
No./Date	Description	Date Insp.

Notes:  
24.0523 - corrected acreage & changed from Shoreland to AR zone - vw

Waterboro

Property Data			Assessment Record						
Neighborhood	74 LAKE SHERBURNE NBHD		Year	Land	Buildings	Exempt	Total		
Tree Growth Year	0		2012	49,300	46,800	0	96,100		
1ST MORTGAGE	0		2013	49,300	46,800	0	96,100		
2ND MORTGAGE	0		2014	49,300	46,800	0	96,100		
Zone/Land Use	31 Agricultural/Residential		2015	49,300	46,800	0	96,100		
Secondary Zone	31 .....		2016	44,400	41,400	0	85,800		
Topography	1 Level		2017	44,400	41,400	0	85,800		
1.Level	4.Below St	7.Steep	2018	44,400	41,400	0	85,800		
2.Rolling	5.Low	8.Wet	2019	44,400	41,400	0	85,800		
3.Above St	6.Swampy	9.Lev/Roll	2020	44,400	41,400	0	85,800		
Utilities	9 No Water/No Sewer		2021	48,800	41,400	0	90,200		
1.Public	4.Improve	7.Improve	2022	53,300	45,500	0	98,800		
2.Water	5.Improve	8.	2023	58,600	50,500	0	109,100		
3.Sewer	6.Improve	9.None	2024	65,700	57,300	0	123,000		
Street	3 Gravel		2025	83,700	74,500	0	158,200		
1.Paved	4.Proposed	7.ROW	<b>Land Data</b>						
2.Semi Imp	5.Pvt	8.None							
3.Gravel	6.Aband	9.TG PLAN	<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE	0		11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE	0		12.Arrowhead WF			%		1.Unimproved	
<b>Sale Data</b>			13.Waterfront			%		2.Excess Ftg /De	
Sale Date	10/04/2016		14.Rear Land			%		3.Topography	
Price	70,000		15.Misc			%		4.Size/Shape	
Sale Type	2 Land & Buildings					%		5.Access or Rear	
1.Land	4.Mobile	7.	<b>Square Foot</b>	<b>Square Feet</b>				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	1 Conventional		18.Excess Land			%		9.Fract Share	
1.Convent	4.Seller	7.	19.Condominium			%		<b>Acres</b>	
2.FHA/VA	5.Private	8.	20.Pavement			%		30.Rear (201+)	
3.Assumed	6.Cash	9.Unknown				%		31.Tillable/Horti	
Validity	1 Arms Length Sale		<b>Fract. Acre</b>	<b>Acreege/Sites</b>				32.Pasture	
1.Valid	4.Split	7.Renovate	21.Homesite (Frac	21	0.70	100	%	0	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	5 Public Record		<b>Acres</b>			%			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
			<b>Total Acreage</b>	0.70					43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve


# Waterboro

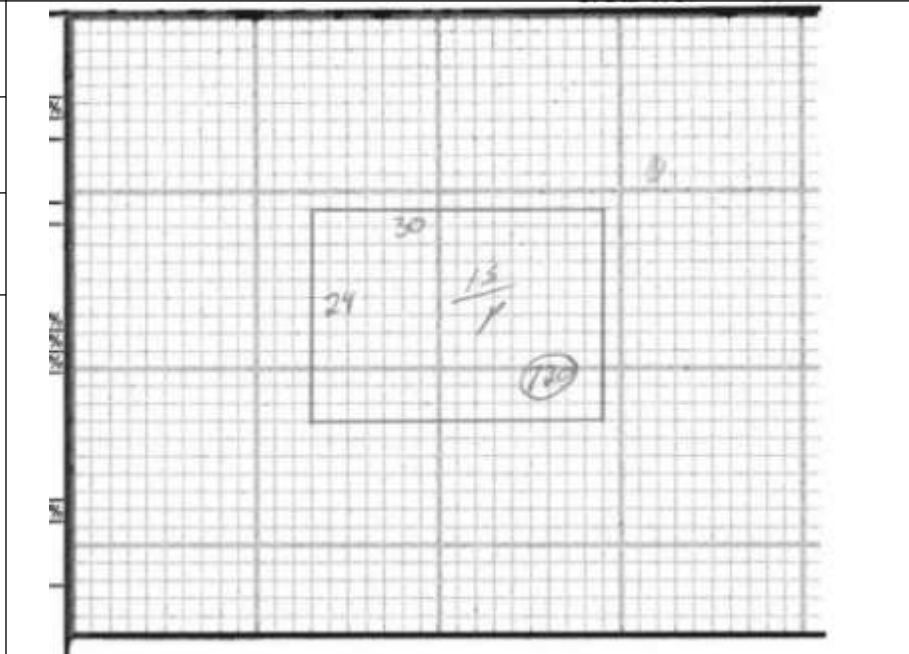
Map Lot 047-199

Account 3925

Location 52 LONG CAUSEWAY

Card 1 Of 1 9/23/2024

Building Style <b>2 Ranch</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% 8 Floor/Wall Unit M</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>1 One 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>4 Minimal</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>7 Novelty</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style <b>3 Old Style</b>	Unfinished % <b>0%</b>
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor <b>2 Fair 100%</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>3 Old Style</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>720</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>3 Below Average</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>2</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1975</b>	# Half Baths <b>0</b>	Funct. % Good <b>95%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>2 Concrete Block</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>5 Crawl Space</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>3 Wet Basement</b>		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 <b>0</b>	
	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
24 Frame Shed	1975	120	2 100	2	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