

COOK, MARTIN J
COOK, CAROL A
57 GLENSIDE AVENUE
BILLERICA MA 01821

B6178P297 B18934P55

Previous Owner
CLARK MARY O
4827 86TH AVE SE

MERCER ISLAND WA 98040
Sale Date: 1/20/2022

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	37,000	36,600	0	73,600		
1ST MORTGAGE	0		2013	37,000	36,600	0	73,600		
2ND MORTGAGE	0		2014	37,000	36,600	0	73,600		
Zone/Land Use	31 Agricultural/Residential		2015	37,000	36,600	0	73,600		
Secondary Zone	31		2016	33,300	35,500	0	68,800		
2017	33,300	35,500	0	68,800					
Topography	1 Level		2018	33,300	35,500	0	68,800		
1.Level	4.Below St	7.Steep	2019	33,300	35,500	0	68,800		
2.Rolling	5.Low	8.Wet	2020	33,300	35,500	0	68,800		
3.Above St	6.Swampy	9.Lev/Roll	2021	36,600	35,500	0	72,100		
Utilities	9 No Water/No Sewer		2022	39,900	39,000	0	78,900		
1.Public	4.Improve	7.Improve	2023	43,900	43,300	0	87,200		
2.Water	5.Improve	8.	2024	49,300	48,600	0	97,900		
3.Sewer	6.Improve	9.None	2025	91,100	63,400	0	154,500		
Street	3 Gravel		Land Data						
1.Paved	4.Proposed	7.ROW	Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp	5.Pvt	8.None			Frontage	Depth	Factor	Code	
3.Gravel	6.Aband	9.TG PLAN	11.Ossipee WF			%		1.Unimproved	
LAND USE	0		12.Arrowhead WF			%		2.Excess Ftg /De	
BUILDING USE	0		13.Waterfront			%		3.Topography	
Sale Data			14.Rear Land			%		4.Size/Shape	
Sale Date	1/20/2022		15.Misc			%		5.Access or Rear	
Price	70,000					%		6.Restriction	
Sale Type	2 Land & Buildings					%		7.Open Space	
1.Land	4.Mobile	7.	Square Foot	Square Feet				8.View/Environ	
2.L & B	5.Other	8.	16.Regular Lot			%		9.Fract Share	
3.Building	6.	9.	17.Secondary Lot			%		Acres	
Financing	9 Unknown		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	1 Arms Length Sale		Fract. Acre	Acreage/Sites				34.Frontage	
1.Valid	4.Split	7.Renovate	21.Homesite (Frac	21	0.83	100	%	0	35.Triangular Lot
2.Related	5.Partial	8.Other	22.Vacant Lot (Fr			%			36.Commercial
3.Distress	6.Exempt	9.	23.Non Conforming			%			37.Softwood
Verified	5 Public Record		Acres			%			38.Mixed Wood
1.Buyer	4.Agent	7.Family	24.Excess (5-10)			%			39.Hardwood
2.Seller	5.Pub Rec	8.Other	25.Excess (10+)			%			40.Wasteland
3.Lender	6.MLS	9.	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
			Total Acreage		0.83				45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 047-203

Account 3928

Location 62 LONG CAUSEWAY

Card 1 Of 1 9/23/2024

Building Style 2 Ranch	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% 9 Not Heated	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 9 None	
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 1 Wood Siding	3.H Pump 6. 9.None	3.Capped 6. 9.None	
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 3 Old Style	Unfinished % 50%	
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 100%	
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 3 Metal	Bath(s) Style 3 Old Style	3.C Grade 6.AA Grade 9.Same	
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 624	
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 3 Below Average	
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G	
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc	
OPEN-3- 0	# Bedrooms 2	3.Avg- 6.Good 9.Same	
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%	
Year Built 1960	# Half Baths 0	Funct. % Good 100%	
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None	
Foundation 6 Piers/Posts	# 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 9 No 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 9 No 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
					%	%	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

