

STIMSON C THOMAS & LINDA F TRUSTEES OF THE STIMSON FAMILY TRUST PO BOX 364 SANDBORNVILLE NH 03872

B16103P791

Property Data			Assessment Record						
Neighborhood 50 MAIN ST SO. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	31,800	112,400	0	144,200		
1ST MORTGAGE 0			2013	31,800	112,400	0	144,200		
2ND MORTGAGE 0			2014	31,800	112,400	0	144,200		
Zone/Land Use 21 Village			2015	31,800	112,400	0	144,200		
Secondary Zone			2016	27,100	106,300	0	133,400		
Topography 1 Level			2017	27,100	106,300	0	133,400		
1.Level 4.Below St 7.Steep			2018	27,100	106,300	0	133,400		
2.Rolling 5.Low 8.Wet			2019	27,100	106,300	0	133,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	27,100	106,300	0	133,400		
Utilities 2 Public Water			2021	29,800	106,300	0	136,100		
1.Public 4.Improve 7.Improve			2022	32,500	117,000	0	149,500		
2.Water 5.Improve 8.			2023	35,700	129,700	0	165,400		
3.Sewer 6.Improve 9.None			2024	40,100	146,500	0	186,600		
Street 1 Paved			2025	49,000	202,500	0	251,500		
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		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		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			Square Foot		Square Feet				5.Access or Rear
1.Land 4.Mobile 7.			16.Regular Lot				%		6.Restriction
2.L & B 5.Other 8.			17.Secondary Lot				%		7.Open Space
3.Building 6. 9.			18.Excess Land				%		8.View/Environ
Financing			19.Condominium				%		9.Fract Share
1.Convent 4.Seller 7.			20.Pavement				%		Acres
2.FHA/VA 5.Private 8.			Fract. Acre		Acreege/Sites				30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			21.Homesite (Frac	21	0.24	100	%	0	31.Tillable/Horti
Validity			22.Vacant Lot (Fr				%		32.Pasture
1.Valid 4.Split 7.Renovate			23.Non Conforming				%		33.Orchard
2.Related 5.Partial 8.Other			Acres				%		34.Frontage
3.Distress 6.Exempt 9.			24.Excess (5-10)				%		35.Triangular Lot
Verified			25.Excess (10+)				%		36.Commercial
1.Buyer 4.Agent 7.Family			26.Excess				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			27.Rear (1-100)				%		38.Mixed Wood
3.Lender 6.MLS 9.			28.Rear (101-150)				%		39.Hardwood
			29.Rear (151-200)				%		40.Wasteland
			Total Acreage		0.24				41.Gravel Pit (Ac
									42.Mobile Home Si
									43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

Waterboro

Map Lot 021-016

Account 1829

Location 904 MAIN STREET

Card 1

Of 1

9/23/2024

Building Style	1 Conventional			SF Bsm't Living	0			Layout	1 Typical		
1.Conv	5.Garr/Col	9.Other		Fin Bsm't 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% 8 Floor/Wall Unit M			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic 5 Floor & Stairs				
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 2 Two 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 1 Full			
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 2 Typical			Unfinished % 0%				
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Grade & Factor 3 Average 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 2 Typical Bath(s)			3.C Grade	6.AA Grade	9.Same		
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	SQFT (Footprint) 560				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition 4 Average				
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G		
SF Masonry Trim 0				# Rooms	6			2.Fair	5.Avg+	8.Exc	
OPEN-3- 0				# Bedrooms	4			3.Avg-	6.Good	9.Same	
OPEN-4- 0				# Full Baths	2			Phys. % Good 0%			
Year Built 1965				# Half Baths	1			Funct. % Good 100%			
Year Remodeled 0				# Addn Fixtures	0			Functional Code 9 None			
Foundation 3 Brick &/or Stone				# Fireplaces	0			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: #008080; color: white; padding: 10px; margin-right: 10px; font-size: 2em;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>	2.O-Built	5.CDU	8.Other	Econ. % Good 100%				
2.C Block	5.Slab	8.		3.Damage	6.Style	9.None	Economic Code None				
3.Br/Stone	6.Prs/Post	9.						0.None	3.Services	7.	
Basement 4 Full Basement								1.Location	4.Traffic	8.	
1.1/4 Bmt	4.Full Bmt	7.						2.Encroach	9.None	9.	
2.1/2 Bmt	5.None	8.						Entrance Code 0			
3.3/4 Bmt	6.	9.None						1.Interior	4.Vacant	7.	
Bsm't Gar # Cars 0								2.Refusal	5.Estimate	8.	
Wet Basement 1 Dry Basement								3.Informed	6.Office	9.RS	
1.Dry	4.	7.						Information Code 0			
2.Damp	5.	8.					1.Owner	4.Agent	7.		
3.Wet	6.	9.					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
21 Open Frame	0	256	0 0	0	0	0 %	0 %
1 One Story Frame	0	270	0 0	0	0	0 %	0 %
24 Frame Shed	0	180	0 0	0	0	0 %	0 %
65 Barn/Stable	1965	748	3 100	2	50	50 %	50 %
45 2S Fr Bay	0	26	0 0	0	0	0 %	0 %
						0 %	0 %
						0 %	0 %
						0 %	0 %
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