

SEMENCHUK PETER E
SEMENCHUK, PHYLLIS G
27 B BRACKETT LANE
HUDSON NH 03051

B2504P189

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 22 WEST SHORE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	77,400	90,500	0	167,900		
1ST MORTGAGE 0			2013	77,400	90,500	0	167,900		
2ND MORTGAGE 0			2014	77,400	90,500	0	167,900		
Zone/Land Use 48 Shoreland			2015	77,400	90,500	0	167,900		
Secondary Zone 31			2016	69,700	90,500	0	160,200		
Topography 1 Level			2017	69,700	90,500	0	160,200		
1.Level 4.Below St 7.Steep			2018	69,700	90,500	0	160,200		
2.Rolling 5.Low 8.Wet			2019	69,700	90,500	0	160,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	69,700	90,900	0	160,600		
Utilities 9 No Water/No Sewer			2021	76,600	90,900	0	167,500		
1.Public 4.Improve 7.Improve			2022	83,600	100,000	0	183,600		
2.Water 5.Improve 8.			2023	92,000	110,900	0	202,900		
3.Sewer 6.Improve 9.None			2024	103,100	125,100	0	228,200		
Street 3 Gravel			2025	96,800	174,400	0	271,200		
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							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet			%		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			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	0.37	45	%	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			Acres				%		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
			Total Acreage		0.37				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 033-034

Account 2228

Location 40 COURTNEY LANE

Card 1

Of 1

9/23/2024

Building Style	1 Conventional			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% 8 Floor/Wall Unit M			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 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 5 T-111				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 105%			
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 1 Asphalt Shingles				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) 720			
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition 6 Good			
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G	
SF Masonry Trim 0				# Rooms	4			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 1 Concrete				# 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: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>							
2.C Block	5.Slab	8.									
3.Br/Stone	6.Prs/Post	9.									
Basement 5 Crawl Space											
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 0											
Wet Basement 9 No Basement											
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	
22 Encl Frame Porch	2008	192	3 100	7	95 %	100 %		1.One Story Fram
68 Wood Deck	2008	102	3 100	7	95 %	100 %		2.Two Story Fram
62 Patio	0	504	0 0	0	0 %	0 %		3.Three Story Fr
24 Frame Shed	0	80	0 0	0	0 %	0 %		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

