

LEMIEUX, MARC, ROBERT & STEVEN
 DEMERS, RACHEL, TELLIER, THERESE, ET AL
 31 SUNSET AVENUE
 DERRY NH 03038

B14485P780 B19122P652

Previous Owner
 LEMIEUX ROGER ET AL
 C/O MARC LEMIEUX
 31 SUNSET AVE
 DERRY NH 03038
 Sale Date: 9/22/2022

Previous Owner
 LEMIEUX GERARD R
 31 SUNSET AVE
 DERRY NH 03038
 Sale Date: 6/07/2005

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

23.0913 - Complete Owner List: Rachel Demers (1/6), Marc Lemieux (1/6), Therese Tellier (1/6), Robert Lemieux (1/6), Steven Lemieux (1/6), and Kevin Lemieux & Lori Marter (1/6) - VW

Waterboro

Property Data			Assessment Record						
Neighborhood 23 OSS�PEE POND E			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	183,700	142,300	0	326,000		
1ST MORTGAGE 0			2013	183,700	142,300	0	326,000		
2ND MORTGAGE 0			2014	183,700	142,300	0	326,000		
Zone/Land Use 48 Shoreland			2015	183,700	142,300	0	326,000		
Secondary Zone 31			2016	174,500	142,300	0	316,800		
Topography 1 Level			2017	174,500	142,300	0	316,800		
1.Level 4.Below St 7.Steep			2018	174,500	142,300	0	316,800		
2.Rolling 5.Low 8.Wet			2019	174,500	142,300	0	316,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	174,500	142,600	0	317,100		
Utilities 9 No Water/No Sewer			2021	192,000	142,600	0	334,600		
1.Public 4.Improve 7.Improve			2022	209,400	156,800	0	366,200		
2.Water 5.Improve 8.			2023	230,400	173,900	0	404,300		
3.Sewer 6.Improve 9.None			2024	258,300	196,900	0	455,200		
Street 3 Gravel			2025	269,400	283,200	0	552,600		
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	11	Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%	0	1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
			14.Rear Land				%		3.Topography
Sale Date 9/22/2022			15.Misc				%		4.Size/Shape
Price							%		5.Access or Rear
Sale Type 2 Land & Buildings							%		6.Restriction
1.Land 4.Mobile 7.							%		7.Open Space
2.L & B 5.Other 8.			Square Foot	Square Feet					8.View/Environ
3.Building 6. 9.			16.Regular Lot				%		9.Fract Share
Financing 9 Unknown			17.Secondary Lot				%		Acres
1.Convent 4.Seller 7.			18.Excess Land				%		30.Rear (201+)
2.FHA/VA 5.Private 8.			19.Condominium				%		31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		32.Pasture
Validity 2 Related Parties							%		33.Orchard
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					34.Frontage
2.Related 5.Partial 8.Other			21.Homesite (Frac				%		35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		36.Commercial
Verified 5 Public Record			23.Non Conforming				%		37.Softwood
1.Buyer 4.Agent 7.Family			Acres				%		38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		39.Hardwood
3.Lender 6.MLS 9.			25.Excess (10+)				%		40.Wasteland
			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		0.17				
							45.Camp Lot		
							46.Site Improve		

Waterboro

Map Lot 038-027

Account 2407

Location 26 TURTLE COVE ROAD

Card 1

Of 1

9/23/2024

Building Style	1 Conventional	SF Bsmst Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmst Grade	0 0	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100% 5 Force Warm Air	3.Not func
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	1		2.HWCI	6.GravWA	10.
Other Units	0		3.HWRAD	7.Electric	11.
Stories	2 Two Story		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0% 9 None	Insulation
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls	8 Alumunum/Vinyl		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	Unfinished %
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 Typical Bath(s)	
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim	0		# Rooms	5	
OPEN-3-	0		# Bedrooms	3	
OPEN-4-	0		# Full Baths	1	
Year Built	1950		# Half Baths	1	
Year Remodeled	1970		# Addn Fixtures	0	
Foundation	1 Concrete		# Fireplaces	0	
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #4a86e8; 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	4 Full Basement				
1.1/4 Bmt	4.Full Bmt	7.			
2.1/2 Bmt	5.None	8.			
3.3/4 Bmt	6.	9.None			
Bsmst Gar # Cars	0				
Wet Basement	1 Dry 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
24 Frame Shed	0	244	0 0	0	0	% 0	%
68 Wood Deck	0	64	0 0	0	0	% 0	%
11 1 Story/Basement	0	225	0 0	0	0	% 0	%
27 Unfin Basement	0	225	0 0	0	0	% 0	%
26 1SFr Overhang	0	12	0 0	0	0	% 0	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%

- 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

