

Map Lot 043-938

Account 2931

Location 67 RIDGEWAY CIRCLE

Card 1 Of 1 9/23/2024

KRAUSS, STEPHEN E
KRAUSS, WENDY C
15 WOODS CROSSING
HOLLISTON MA 01746

B6105P53 B15237P700 B17007P933

Previous Owner
LACOURSE DENNIS R & LEHMAN, SUZANNE E
C/O STEPHEN & WENDY KRAUSS
238 PARK STREET
HOLLISTON MA 01746
Sale Date: 4/28/2015

Previous Owner
ESTABROOK ISLA A
PO BOX 101

LIMERICK ME 04048
Sale Date: 8/20/2007

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
21.0615 - added 1 full bath in basement -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	124,500	185,000	0	309,500		
1ST MORTGAGE 0			2013	124,500	154,500	0	279,000		
2ND MORTGAGE 0			2014	124,500	154,500	0	279,000		
Zone/Land Use 47 Lake Arrowhead			2015	124,500	154,500	0	279,000		
Secondary Zone			2016	118,300	152,900	0	271,200		
Topography 2 Rolling			2017	118,300	152,900	0	271,200		
1.Level 4.Below St 7.Steep			2018	118,300	152,900	0	271,200		
2.Rolling 5.Low 8.Wet			2019	118,300	152,900	0	271,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	118,300	155,400	0	273,700		
Utilities 9 No Water/No Sewer			2021	130,100	155,400	0	285,500		
1.Public 4.Improve 7.Improve			2022	141,900	176,800	0	318,700		
2.Water 5.Improve 8.			2023	156,100	196,100	0	352,200		
3.Sewer 6.Improve 9.None			2024	175,000	220,200	0	395,200		
Street 3 Gravel			2025	174,300	281,500	0	455,800		
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	12	Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF	150		150	83 %	2	1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
			14.Rear Land				%		3.Topography
Sale Date 4/28/2015			15.Misc				%		4.Size/Shape
Price 277,900							%		5.Access or Rear
Sale Type 1 Land Only							%		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 1 Conventional			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 1 Arms Length Sale			Fract. Acre	Acreege/Sites					33.Orchard
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		34.Frontage
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		35.Triangular Lot
3.Distress 6.Exempt 9.			23.Non Conforming				%		36.Commercial
Verified 1 Buyer			Acres				%		37.Softwood
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		39.Hardwood
3.Lender 6.MLS 9.			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreage 0.26						44.Utility ROW
									45.Camp Lot
									46.Site Improve


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Building Style 4 Cape Cod 1.Conv 5.Garr/Col 9.Other 2.Ranch 6.Split 10.Mohome 3.R Ranch 7.Contemp/ 11.Condo 4.Cape 8.Log 12. Dwelling Units 1 Other Units 0 Stories 4 One & 1/2 Story 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9. Exterior Walls 8 Aluminum/Vinyl 0.Wood 4.Asb/Asph 8.Alum/Vin 1.Wood 5.T-111 9.Other 2.Wd Sh 6.Br/St 11. 3.Compos. 7.Nov 12. Roof Surface 1 Asphalt Shingles 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9. SF Masonry Trim 0 OPEN-3- 0 OPEN-4- 0 Year Built 2010 Year Remodeled 0 Foundation 1 Concrete 1.Concrete 4.Wood 7. 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 Bsmt Gar # Cars 0 Wet Basement 1 Dry Basement 1.Dry 4. 7. 2.Damp 5. 8. 3.Wet 6. 9.	SF Bsmt Living 0 Fin Bsmt Grade 0 0 OPEN 5 OPTIONAL 0 Heat Type 100% 1 Hot Water BB 1.HWBB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.HWRAD 7.Electric 11. 4.Steam 8.F/WallM 12. Cool Type 0% 9 None 1.Refrigt 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style 2 Typical 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style 2 Typical Bath(s) 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms 5 # Bedrooms 2 # Full Baths 3 # Half Baths 1 # Addn Fixtures 0 # Fireplaces 1	Layout 1 Typical 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. Attic 9 None 1.1/4 Fin 4.Full Fin 7.1/4 Unfi 2.1/2 Fin 5.F/Stair 8. 3.3/4 Fin 6.1/2 Unfi 9.None Insulation 1 Full 1.Full 4.Minimal 7. 2.Heavy 5.Unk 8. 3.Capped 6. 9.None Unfinished % 0% Grade & Factor 3 Average 100% 1.E Grade 4.B Grade 7.AAA Grad 2.D Grade 5.A Grade 8. 3.C Grade 6.AA Grade 9.Same SQFT (Footprint) 1120 Condition 7 Very Good 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good 0% Funct. % Good 90% Functional Code 1 Incomplete 1.Incomp 4.Small 7.Layout 2.O-Built 5.CDU 8.Other 3.Damage 6.Style 9.None Econ. % Good 100% Economic Code None 0.None 3.Services 7. 1.Location 4.Traffic 8. 2.Encroach 9.None 9. Entrance Code 0 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8. 3.Informed 6.Office 9.RS Information Code 0 1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.SNY					
<div style="display: flex; align-items: center; justify-content: center; gap: 20px;">  <div style="font-size: 2em; font-weight: bold; color: teal;">TRIO</div> </div>							
Date Inspected							
Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	680	0 0	0	0	0	%
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- 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