

OKONIS KENNETH A
OKONIS, ANGELA B
19 HARRINGTON ROAD
BROAD BROOK CT 06016

B12784P6 B17880P910 B18507P126

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:
19.0417 - Added lot #A-507 - purchased from Town of Waterboro - mt

Waterboro

Property Data			Assessment Record						
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	30,000	104,000	0	134,000		
1ST MORTGAGE 0			2013	30,000	104,000	0	134,000		
2ND MORTGAGE 0			2014	30,000	104,000	0	134,000		
Zone/Land Use 47 Lake Arrowhead			2015	30,000	104,000	0	134,000		
Secondary Zone			2016	15,000	103,000	0	118,000		
Topography 2 Rolling			2017	15,000	103,000	0	118,000		
1.Level 4.Below St 7.Steep			2018	15,000	103,000	0	118,000		
2.Rolling 5.Low 8.Wet			2019	15,000	103,000	0	118,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	22,500	103,000	0	125,500		
Utilities 9 No Water/No Sewer			2021	24,800	103,000	0	127,800		
1.Public 4.Improve 7.Improve			2022	27,000	113,300	0	140,300		
2.Water 5.Improve 8.			2023	29,700	125,600	0	155,300		
3.Sewer 6.Improve 9.None			2024	33,300	141,700	0	175,000		
Street 3 Gravel			2025	50,000	185,600	0	235,600		
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		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	16		1	100 %	0	7.Open Space
3.Building 6. 9.			17.Secondary Lot	17		1	100 %	0	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				%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		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	0.00	43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve


Waterboro

Map Lot 044-000-A506

Account 3120

Location 7 OTTER DRIVE

Card 1 Of 1 9/23/2024

Building Style	8 Log Home			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% 1 Hot Water BB			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat		Attic 4 Full Finished			
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 9 Other				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) 768			
2.Slate	5.Wood	8.		2.Typical	5. 8.			Condition 5 Above 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 1997				# 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.						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 4 Full 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 1 Dry 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	
24 Frame Shed	0	96	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

