

LAVOIE, BRENDA A & JOSEPH A CO-TRUSTEES
 BRENDA A LAVOIE TRUST
 9 WARWICK ROAD
 GLOUCESTER MA 01930

B13547P236 B18125P350

Previous Owner
 LAVOIE JOSEPH A
 LAVOIE, BRENDA
 269 LOWELL STREET
 PEABODY MA 01960
 Sale Date: 11/15/2019

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	114,900	159,800	0	274,700		
1ST MORTGAGE 0			2013	114,900	159,800	0	274,700		
2ND MORTGAGE 0			2014	114,900	159,800	0	274,700		
Zone/Land Use 47 Lake Arrowhead			2015	114,900	159,800	0	274,700		
Secondary Zone			2016	109,200	158,100	0	267,300		
Topography 2 Rolling			2017	109,200	158,100	0	267,300		
1.Level 4.Below St 7.Steep			2018	109,200	158,100	0	267,300		
2.Rolling 5.Low 8.Wet			2019	109,200	158,100	0	267,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	109,200	160,600	0	269,800		
Utilities 9 No Water/No Sewer			2021	120,100	160,600	0	280,700		
1.Public 4.Improve 7.Improve			2022	131,000	176,700	0	307,700		
2.Water 5.Improve 8.			2023	144,100	196,000	0	340,100		
3.Sewer 6.Improve 9.None			2024	161,600	220,100	0	381,700		
Street 3 Gravel			2025	160,900	307,800	0	468,700		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF	12	107	200	93 %	2	1.Unimproved
BUILDING USE 0			12.Arrowhead WF				%		2.Excess Ftg /De
Sale Data			13.Waterfront				%		3.Topography
Sale Date 11/15/2019			14.Rear Land				%		4.Size/Shape
Price			15.Misc				%		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 0.25					45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 045-001-423

Account 3259

Location 154 CRESCENT DRIVE

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical	
1.Conv	5.Garr/Col	9.Other	Fin Bsmt 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%	1 Hot Water BB	
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		4.Steam		8.F/WallM	12.	
1.1	4.1.50	7.1.25	Cool Type	0%	9 None	
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		3.H Pump		6.	9.None	
8 Aluminum/Vinyl		Kitchen Style		2 Typical		
0.Wood	4.Asb/Asph	8.Alum/Vin	1.Modern	4.Obsolete	7.	
1.Wood	5.T-111	9.Other	2.Typical	5.	8.	
2.Wd Sh	6.Br/St	11.	3.Old Type	6.	9.None	
3.Compos.	7.Nov	12.	Bath(s) Style		2 Typical Bath(s)	
Roof Surface		1.Modern		4.Obsolete	7.	
1.Asphalt	4.Composit	7.	2.Typical	5.	8.	
2.Slate	5.Wood	8.	3.Old Type	6.	9.None	
3.Metal	6.Other	9.	# Rooms		6	
SF Masonry Trim		0		# Bedrooms		
OPEN-3-		0		3		
OPEN-4-		0		# Full Baths		
Year Built		1999		# Half Baths		
Year Remodeled		0		# Addn Fixtures		
Foundation		1 Concrete		# Fireplaces		
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		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		1				
Wet Basement		1 Dry Basement				
1.Dry	4.	7.				
2.Damp	5.	8.				
3.Wet	6.	9.				
Date Inspected		8/02/2005		Functional Code		
				9 None		
				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		
				5 Estimated		
				1.Interior		
				4.Vacant		
				7.		
				2.Refusal		
				5.Estimate		
				8.		
				3.Informed		
				6.Office		
				9.RS		
				Information Code		
				5 Estimate		
				1.Owner		
				4.Agent		
				7.		
				2.Relative		
				5.Estimate		
				8.		
				3.Tenant		
				6.Other		
				9.SNY		

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	2002	360	0 0	0	0	0	0	1.One Story Fram
27 Unfin Basement	0	360	0 0	0	0	0	0	2.Two Story Fram
72	0	130	0 0	0	0	0	0	3.Three Story Fr
68 Wood Deck	0	48	0 0	0	0	0	0	4.1 & 1/2 Story
68 Wood Deck	0	72	0 0	0	0	0	0	5.1 & 3/4 Story
1 One Story Frame	0	312	0 0	0	0	0	0	6.2 & 1/2 Story
27 Unfin Basement	0	312	0 0	0	0	0	0	21.Open Frame Por
21 Open Frame	0	32	0 0	0	0	0	0	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

