

MACALLISTER ROBERT S
 MACALLISTER, TAMARA E
 355 SALEM STREET
 HAVERHILL MA 01835

B3203P88 B16080P121

Previous Owner
 CARON PATRICK & PATRICIA
 C/O ROBERT & TAMARA MACALLISTER
 72 DIAMOND DRIVE
 NORTH WATERBORO ME 04061
 Sale Date: 4/14/2011

Property Data			Assessment Record				
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2012	129,700	106,300	16,000	220,000
1ST MORTGAGE 0			2013	129,700	106,300	0	236,000
2ND MORTGAGE 0			2014	129,700	106,300	0	236,000
Zone/Land Use 47 Lake Arrowhead			2015	129,700	106,300	0	236,000
Secondary Zone			2016	123,200	100,900	0	224,100
Topography 2 Rolling			2017	123,200	100,900	0	224,100
1.Level 4.Below St 7.Steep			2018	123,200	100,900	0	224,100
2.Rolling 5.Low 8.Wet			2019	123,200	100,900	0	224,100
3.Above St 6.Swampy 9.Lev/Roll			2020	123,200	102,200	0	225,400
Utilities 9 No Water/No Sewer			2021	135,500	102,200	0	237,700
1.Public 4.Improve 7.Improve			2022	147,800	112,400	0	260,200
2.Water 5.Improve 8.			2023	162,600	124,700	0	287,300
3.Sewer 6.Improve 9.None			2024	182,300	140,000	0	322,300
Street 3 Gravel			2025	181,500	172,200	0	353,700
1.Paved 4.Proposed 7.ROW							
2.Semi Imp 5.Pvt 8.None							
3.Gravel 6.Aband 9.TG PLAN							

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF	12	205	240	50 %	2	1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear (201+)
				%		31.Tillable/Horti
				%		32.Pasture
				%		33.Orchard
				%		34.Frontage
				%		35.Triangular Lot
				%		36.Commercial
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.Gravel Pit (Ac
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Utility ROW
				%		45.Camp Lot
				%		46.Site Improve
Square Foot		Square Feet				
16.Regular Lot				%		
17.Secondary Lot				%		
18.Excess Land				%		
19.Condominium				%		
20.Pavement				%		
Fract. Acre		Acres/Sites				
21.Homesite (Frac				%		
22.Vacant Lot (Fr				%		
23.Non Conforming				%		
Acres						
24.Excess (5-10)				%		
25.Excess (10+)				%		
26.Excess				%		
27.Rear (1-100)				%		
28.Rear (101-150)				%		
29.Rear (151-200)				%		
		Total Acreage	0.56			

Notes:

Sale Data		
Sale Date	4/14/2011	
Price	200,000	
Sale Data		
Sale Type	2 Land & Buildings	
1.Land 4.Mobile 7.		
2.L & B 5.Other 8.		
3.Building 6. 9.		
Financing	1 Conventional	
1.Convent 4.Seller 7.		
2.FHA/VA 5.Private 8.		
3.Assumed 6.Cash 9.Unknown		
Validity	1 Arms Length Sale	
1.Valid 4.Split 7.Renovate		
2.Related 5.Partial 8.Other		
3.Distress 6.Exempt 9.		
Verified	5 Public Record	
1.Buyer 4.Agent 7.Family		
2.Seller 5.Pub Rec 8.Other		
3.Lender 6.MLS 9.		

Waterboro

Map Lot 045-001-517

Account 3337

Location 72 DIAMOND DRIVE

Card 1

Of 1

9/23/2024

Building Style	2 Ranch	SF Bsmt Living	360	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	3 100	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	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 1 One Story			4.Steam	8.F/WallM	12.
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.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls 5 T-111			3.H Pump	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.
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)		Grade & Factor 3 Average 105%
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 4		SQFT (Footprint) 1120
OPEN-3- 0			# Bedrooms 2		Condition 4 Average
OPEN-4- 0			# Full Baths 1		1.Poor
Year Built 1975			# Half Baths 1		4.Avg
Year Remodeled 0			# Addn Fixtures 0		7.V G
Foundation 1 Concrete			# Fireplaces 0		2.Fair
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px; margin-right: 10px; font-size: 2em; font-weight: bold;">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 0					
Wet Basement 1 Dry Basement					
1.Dry	4.	7.			
2.Damp	5.	8.			
3.Wet	6.	9.			
Date Inspected		8/05/2005		Phys. % Good 0%	
				Funct. % Good 100%	
				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 1 Interior Inspect	
				1.Interior	
				4.Vacant	
				7.	
				2.Refusal	
				5.Estimate	
				8.	
				3.Informed	
				6.Office	
				9.RS	
				Information Code 1 Owner	
				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		
23 Frame Garage	0	400	0 0	0	0	0 %	0 %	1.One Story Fram	
68 Wood Deck	0	432	0 0	0	0	0 %	0 %	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	
						%	%	26.15Fr Overhang	
						%	%	27.Unfin Basement	
						%	%	28.Unfinished Att	
						%	%	29.Finished Attic	

