Map Lot 045-001-536 Account 3356 Location 30 LONE PINE ROAD Card 1 Of 1 9/23/2024

BOISSONNAULT THOMAS J & JACKIE C
50 PROSPECT ST
BREWSTER NY 10509

B14208P483 B17395P498

Previous Owner
SARACENO BENNY D & JUNE A TRUSTEES
SARACENO MAINE REALTY TRUST
50 PROSPECT ST
BREWSTER NY 10509
Sale Date: 12/30/2016

Previous Owner
SARACENO BENNY D & ROSEMARY T
99 DAYTON ST

DANVERS MA 01923
Sale Date: 8/31/2004

Inspection Witnessed By:

X Date

| No./Date | Description | Date Insp. |
|---|---|---|
| | | |
| | | |
| | | |

Notes:
22.0622 - changed land factor from 50% to 100%, added 28x34 2st/b, 8x34 OP, 4x4 deck -sb

**Waterboro**

## Property Data

Neighborhood **1 LAC WEST**

Tree Growth Year **0**

1ST MORTGAGE **0**

2ND MORTGAGE **0**

Zone/Land Use **47 Lake Arrowhead**

Secondary Zone

Topography **2 Rolling**

| | | |
|---|---|---|
| 1.Level | 4.Below St | 7.Steep |
| 2.Rolling | 5.Low | 8.Wet |
| 3.Above St | 6.Swampy | 9.Lev/Roll |

Utilities **9 No Water/No Sewer**

| | | |
|---|---|---|
| 1.Public | 4.Improve | 7.Improve |
| 2.Water | 5.Improve | 8. |
| 3.Sewer | 6.Improve | 9.None |

Street **3 Gravel**

| | | |
|---|---|---|
| 1.Paved | 4.Proposed | 7.ROW |
| 2.Semi Imp | 5.Pvt | 8.None |
| 3.Gravel | 6.Aband | 9.TG PLAN |

LAND USE **0**

BUILDING USE **0**

## Sale Data

Sale Date **12/30/2016**

Price **49,999**

Sale Type **1 Land Only**

| | | |
|---|---|---|
| 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. |

## Assessment Record

| Year | Land | Buildings | Exempt | Total |
|---|---|---|---|---|
| 2012 | 85,700 | 0 | 0 | 85,700 |
| 2013 | 85,700 | 0 | 0 | 85,700 |
| 2014 | 85,700 | 0 | 0 | 85,700 |
| 2015 | 85,700 | 0 | 0 | 85,700 |
| 2016 | 81,600 | 0 | 0 | 81,600 |
| 2017 | 81,600 | 0 | 0 | 81,600 |
| 2018 | 81,600 | 0 | 0 | 81,600 |
| 2019 | 81,600 | 0 | 0 | 81,600 |
| 2020 | 81,600 | 0 | 0 | 81,600 |
| 2021 | 89,700 | 0 | 0 | 89,700 |
| 2022 | 97,900 | 0 | 0 | 97,900 |
| 2023 | 182,200 | 273,500 | 0 | 455,700 |
| 2024 | 204,300 | 307,100 | 0 | 511,400 |
| 2025 | 203,800 | 411,400 | 0 | 615,200 |

## Land Data

| Front Foot | Type | Effective Frontage | Effective Depth | Influence Factor | Influence Code |
|---|---|---|---|---|---|
| 11.Ossipee WF | 12 | 103 | 200 | 100 % | 0 |
| 12.Arrowhead WF | 12 | 106 | 230 | 20 % | 6 |
| 13.Waterfront | | | | % | |
| 14.Rear Land | | | | % | |
| 15.Misc | | | | % | |
| | | | | % | |
| | | | | % | |
| **Square Foot** | | **Square Feet** | | | |
| 16.Regular Lot | | | | % | |
| 17.Secondary Lot | | | | % | |
| 18.Excess Land | | | | % | |
| 19.Condominium | | | | % | |
| 20.Pavement | | | | % | |
| | | | | % | |
| | | | | % | |
| **Fract. Acre** | | **Acreage/Sites** | | | |
| 21.Homesite (Frac | 27 | 0.28 | | 100 % | 0 |
| 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** 0.80

**Influence Codes**
1.Unimproved
2.Excess Ftg /De
3.Topography
4.Size/Shape
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 Improveme

# Waterboro

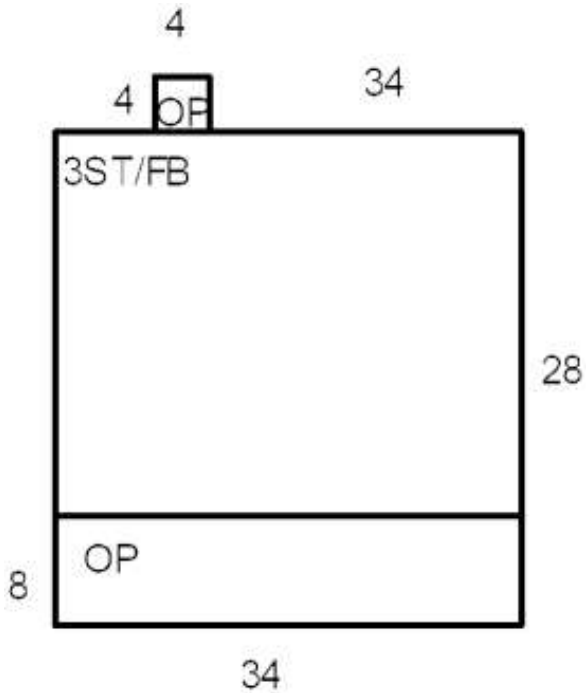
Map Lot 045-001-536 | Account 3356 | Location 30 LONE PINE ROAD | Card 1 Of 1 | 9/23/2024

| | | |
|---|---|---|
| Building Style **1 Conventional** | | |
| 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 **2 Two Story** | | |
| 1.1 | 4.1.50 | 7.1.25 |
| 2.2 | 5.1.75 | 8. |
| 3.3 | 6.2.50 | 9. |
| Exterior Walls **8 Alumunum/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 **2021** | | |
| 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.Fl/WallM | 12. |
| Cool Type **0%** **9 None** | | |
| 1.Refrig | 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 **0** | | |
| # Bedrooms **0** | | |
| # Full Baths **3** | | |
| # Half Baths **0** | | |
| # Addn Fixtures **0** | | |
| # Fireplaces **0** | | |

TRIO

| | | |
|---|---|---|
| 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.Fl/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 **4 Good 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) **952** | | |
| Condition **6 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 **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 **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 |



Date Inspected

## Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|---|---|---|---|---|---|---|---|
| 21 Open Frame | 0 | 272 | 0 0 | 0 | 0 % | 0 % | |
| 68 Wood Deck | 0 | 16 | 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