

Map Lot 045-001-651

Account 3443

Location 33 ASH COURT

Card 1 Of 1 9/23/2024

LOMBARD, CHRISTOPHER C
LOMBARD, TRACY J
33 ASH COURT
NORTH WATERBORO ME 04060

B9751P301 B15447P527 B15553P439 B18042P235

Previous Owner
DELLORUSSO DAVID J & ELIZABETH M
33 ASH COURT

WATERBORO MA 04061
Sale Date: 9/10/2019

Previous Owner
DELLORUSSO DAVID J & ELIZABETH
109 FLORIDA ROAD

TEWKSBURY MA 01076
Sale Date: 1/30/2009

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

20.0624 - added 10x16 shed -sb
24.0620 - added 18x28 deck - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	104,600	285,200	0	389,800		
1ST MORTGAGE 0			2013	104,600	285,200	0	389,800		
2ND MORTGAGE 0			2014	104,600	285,200	0	389,800		
Zone/Land Use 47 Lake Arrowhead			2015	104,600	285,200	0	389,800		
Secondary Zone			2016	99,300	285,200	0	384,500		
Topography 2 Rolling			2017	99,300	285,200	0	384,500		
1.Level 4.Below St 7.Steep			2018	99,300	285,200	0	384,500		
2.Rolling 5.Low 8.Wet			2019	99,300	285,200	0	384,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	99,300	288,600	0	387,900		
Utilities 9 No Water/No Sewer			2021	109,300	290,200	36,260	363,240		
1.Public 4.Improve 7.Improve			2022	119,200	319,200	37,000	401,400		
2.Water 5.Improve 8.			2023	131,100	354,100	37,000	448,200		
3.Sewer 6.Improve 9.None			2024	147,000	398,700	37,000	508,700		
Street 3 Gravel			2025	146,400	542,900	37,000	652,300		
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	162	250	50 %	6	1.Unimproved
BUILDING USE 0			12.Arrowhead WF				%		2.Excess Ftg /De
Sale Data			13.Waterfront				%		3.Topography
			14.Rear Land				%		4.Size/Shape
Sale Date 9/10/2019			15.Misc				%		5.Access or Rear
Price 425,000							%		6.Restriction
Sale Type 2 Land & Buildings							%		7.Open Space
1.Land 4.Mobile 7.			Square Foot	Square Feet					8.View/Environ
2.L & B 5.Other 8.			16.Regular Lot				%		9.Fract Share
3.Building 6. 9.			17.Secondary Lot				%		Acres
Financing 9 Unknown			18.Excess Land				%		30.Rear (201+)
1.Convent 4.Seller 7.			19.Condominium				%		31.Tillable/Horti
2.FHA/VA 5.Private 8.			20.Pavement				%		32.Pasture
3.Assumed 6.Cash 9.Unknown							%		33.Orchard
Validity 1 Arms Length Sale			Fract. Acre	Acreege/Sites					34.Frontage
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		35.Triangular Lot
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		36.Commercial
3.Distress 6.Exempt 9.			23.Non Conforming				%		37.Softwood
Verified 5 Public Record			Acres				%		38.Mixed Wood
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		39.Hardwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		40.Wasteland
3.Lender 6.MLS 9.			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		0.46				

46.Site Improve

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Building Style 7	SF Bsmt Living 750	Layout 1 Typical
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade 4 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 0
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 2 Two 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 4 Good 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 1 Asphalt Shingles	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) 1320
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 8 Excellent
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 10	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2008	# Half Baths 1	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.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2c5e8c; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin: 0;">TRIO</div> </div>	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 2		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
21 Open Frame	0	40	0 0	0	0	0 %	0 %
21 Open Frame	0	196	0 0	0	0	0 %	0 %
68 Wood Deck	0	224	0 0	0	0	0 %	0 %
72	0	120	0 0	0	0	0 %	0 %
24 Frame Shed	2019	160	3 100	0	0	0 %	100 %
68 Wood Deck	2024	504	0 0	0	0	0 %	0 %
						%	%
						%	%
						%	%
						%	%

