

HONDEL, MAUREEN
HONDEL, JOSEPH F
11 NORTHEAST ROAD
WATERBORO ME 04087

B4003P216 B18630P486 B19030P508

Previous Owner
GURRISI, WILLIAM C, TRUSTEE
GURRISI, JEAN M 2021 TRUST
26 TREMONT STREET
WINCHESTER MA 01890
Sale Date: 5/17/2022

Previous Owner
GURRISI WILLIAM C
GURRISI, JEAN M
26 TREMONT STREET
WINCHESTER MA 01890
Sale Date: 4/14/2021

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
21.1214 - William and Jean each have 1/2 undivided interest -sb
24.0513 - corrected acreage - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 8 LAKE SHERBURNE			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	119,300	142,800	0	262,100		
1ST MORTGAGE 0			2013	119,300	142,800	0	262,100		
2ND MORTGAGE 0			2014	119,300	142,800	0	262,100		
Zone/Land Use 48 Shoreland			2015	119,300	142,800	0	262,100		
Secondary Zone 31			2016	107,400	142,800	0	250,200		
Topography 1 Level			2017	107,400	142,800	0	250,200		
1.Level 4.Below St 7.Steep			2018	107,400	142,800	0	250,200		
2.Rolling 5.Low 8.Wet			2019	107,400	142,800	0	250,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	107,400	143,600	0	251,000		
Utilities 9 No Water/No Sewer			2021	118,100	143,600	0	261,700		
1.Public 4.Improve 7.Improve			2022	128,800	157,900	0	286,700		
2.Water 5.Improve 8.			2023	141,700	175,100	0	316,800		
3.Sewer 6.Improve 9.None			2024	158,900	197,700	25,000	331,600		
Street 3 Gravel			2025	211,100	274,400	25,000	460,500		
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			%		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 5/17/2022			15.Misc			%		5.Access or Rear	
Price 499,000						%		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.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		Acres	
Financing 9 Unknown			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		33.Orchard	
Validity 1 Arms Length Sale						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other				21	0.44	90	%	4	36.Commercial
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		37.Softwood	
Verified 5 Public Record			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			Total Acreage 0.44					46.Site Improve	

Waterboro

Map Lot 047-023


Account 3809

Location 11 NORTHEAST ROAD

Card 1

Of 1

9/23/2024

Building Style	1 Conventional			SF Bsmt Living	250			Layout	1 Typical			
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	3 100			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% 5 Force Warm Air			3.Not func	6.	9.		
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat		Attic	9 None			
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	5 One & 3/4 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	2 Wood Shingle			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 105%			
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)	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	3			3.Avg-	6.Good 9.Same			
OPEN-4-	0			# Full Baths	1			Phys. % Good	0%			
Year Built	1986			# Half Baths	0			Funct. % Good	100%			
Year Remodeled	0			# Addn Fixtures	0			Functional Code	9 None			
Foundation	1 Concrete			# Fireplaces	1			1.Incomp	4.Small	7.Layout		
1.Concrete	4.Wood	7.			2.O-Built	5.CDU 8.Other		3.Damage	6.Style 9.None			
2.C Block	5.Slab	8.			Econ. % Good	100%			Economic Code	None		
3.Br/Stone	6.Prs/Post	9.			0.None	3.Services 7.		1.Location	4.Traffic 8.			
Basement	4 Full Basement				2.Encroach	9.None 9.		Entrance Code	0			
1.1/4 Bmt	4.Full Bmt	7.			1.Interior	4.Vacant 7.		1.Refusal	5.Estimate 8.			
2.1/2 Bmt	5.None	8.			3.Informed	6.Office 9.RS		Information Code	0			
3.3/4 Bmt	6.	9.None			1.Owner	4.Agent 7.		2.Relative	5.Estimate 8.			
Bsmt Gar # Cars	1				3.Tenant	6.Other 9.SNY						
Wet Basement	1 Dry Basement											
1.Dry	4.	7.										
2.Damp	5.	8.										
3.Wet	6.	9.										

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	192	0 0	0	0	% 0	%	1.One Story Fram
62 Patio	0	192	0 0	0	0	% 0	%	2.Two Story Fram
24 Frame Shed	0	144	0 0	0	0	% 0	%	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

