

BARTON DENNIS A
 BARTON, KATHRYN D
 47A POND STREET
 BOXFORD MA 01921

B11229P247 B15674P893 B16813P652

Previous Owner
 ROECKER, CHRISTINE A & TODD C
 C/O DENNIS & KATHRYN BARTON
 40 ANDREW RD
 SWAMPSCOTT MA 01907
 Sale Date: 5/05/2014

Previous Owner
 HERBERT NORMAND G & LAURA A
 C/O CHRISTINE A PERPETUA & TODD C ROECKER
 287 HANOVER ST
 BOSTON MA 02113
 Sale Date: 7/07/2009

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 24.0403 - changed from 1s to 2s (2 full dormers added);
 added 8x16 ep - vw
 24.0513 - corrected acreage - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 8 LAKE SHERBURNE			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	111,000	114,900	0	225,900		
1ST MORTGAGE 0			2013	111,000	114,900	0	225,900		
2ND MORTGAGE 0			2014	111,000	114,900	0	225,900		
Zone/Land Use 48 Shoreland			2015	111,000	114,900	0	225,900		
Secondary Zone 31			2016	99,900	114,900	0	214,800		
Topography 1 Level			2017	99,900	114,900	0	214,800		
1.Level 4.Below St 7.Steep			2018	99,900	114,900	0	214,800		
2.Rolling 5.Low 8.Wet			2019	99,900	114,900	0	214,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	99,900	114,900	0	214,800		
Utilities 9 No Water/No Sewer			2021	109,900	114,900	0	224,800		
1.Public 4.Improve 7.Improve			2022	119,800	126,400	0	246,200		
2.Water 5.Improve 8.			2023	131,800	140,200	0	272,000		
3.Sewer 6.Improve 9.None			2024	147,800	158,100	0	305,900		
Street 3 Gravel			2025	227,200	336,000	0	563,200		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 5/05/2014			14.Rear Land				%		3.Topography
Price 215,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 1 Conventional			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.51	90	%	5	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 1 Buyer			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreage 0.51						44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 047-030

Account 3816

Location 174 LAKE SHERBURNE ROAD

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 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 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 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 1 Wood Siding	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 125%	
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) 704	
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 7 Very Good	
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 2	3.Avg- 6.Good 9.Same	
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%	
Year Built 2004	# Half Baths 0	Funct. % Good 100%	
Year Remodeled 2024	# 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	
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 0		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
62 Patio	0	264	0 0	0	0 %	0 %	
69 Hot tub #	2004	1	3 100	4	95 %	100 %	
24 Frame Shed	2004	96	3 100	4	95 %	100 %	
22 Encl Frame Porch	2024	128	3 100	4	0 %	100 %	
					%	%	
					%	%	
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