

40 BERNIER LANE, LLC
C/O ROBIN BOCASH
LEOMINSTER MA 01453

B4051P237 B15080P937 B17749P275

Previous Owner
SANTOS CHARLES E & ENA T TRUSTEES
SANTOS REALTY TRUST
36 MINUTEMAN ROAD
ACTON MA 01720
Sale Date: 5/17/2018

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
24.0523 - corrected acreage - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 8 LAKE SHERBURNE			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	127,300	108,800	0	236,100		
1ST MORTGAGE 0			2013	127,300	108,800	0	236,100		
2ND MORTGAGE 0			2014	127,300	108,800	0	236,100		
Zone/Land Use 48 Shoreland			2015	127,300	108,800	0	236,100		
Secondary Zone 31			2016	114,600	107,800	0	222,400		
Topography 1 Level			2017	114,600	107,800	0	222,400		
1.Level 4.Below St 7.Steep			2018	114,600	107,800	0	222,400		
2.Rolling 5.Low 8.Wet			2019	114,600	107,800	0	222,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	114,600	108,200	0	222,800		
Utilities 9 No Water/No Sewer			2021	126,000	108,200	0	234,200		
1.Public 4.Improve 7.Improve			2022	137,500	119,000	0	256,500		
2.Water 5.Improve 8.			2023	151,200	132,000	0	283,200		
3.Sewer 6.Improve 9.None			2024	169,500	149,300	0	318,800		
Street 3 Gravel			2025	182,800	213,400	0	396,200		
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 5/17/2018			14.Rear Land				%		3.Topography
Price			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 9 Unknown			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 8 Other Non Valid							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreage/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.33	90	%	5	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 5 Public Record			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 0.33						44.Utility ROW
									45.Camp Lot
									46.Site Improve

