

CANNISTRACI, PETER  
CANNISTRACI, AMY L  
352 CROW HILL ROAD  
ARLINGTON VT 05250

B2411P144 B19079P526

Previous Owner  
KEANE KEVIN E\*  
KEANE, MARY H  
65 WESSON AVE  
QUINCY MA 02169  
Sale Date: 7/25/2022

Inspection Witnessed By:

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

Notes:  
21.0630 - changed condition from 2-Fair to 1-Poor, physical and functional from 100% to 40% -sb  
23.0928 - removed buidlings; demolished in May 2023 - vw  
24.0523 - corrected acreage & changed zone from Shoreland to AR - vw

Waterboro

Property Data			Assessment Record						
Neighborhood	74 LAKE SHERBURNE NBHD		Year	Land	Buildings	Exempt	Total		
Tree Growth Year	0		2012	49,300	47,500	0	96,800		
1ST MORTGAGE	0		2013	49,300	47,500	0	96,800		
2ND MORTGAGE	0		2014	49,300	47,500	0	96,800		
Zone/Land Use	31 Agricultural/Residential		2015	49,300	47,500	0	96,800		
Secondary Zone	31 .....		2016	44,400	45,100	0	89,500		
Topography	1 Level		2017	44,400	45,100	0	89,500		
1.Level	4.Below St	7.Steep	2018	44,400	45,100	0	89,500		
2.Rolling	5.Low	8.Wet	2019	44,400	45,100	0	89,500		
3.Above St	6.Swampy	9.Lev/Roll	2020	44,400	45,200	0	89,600		
Utilities	9 No Water/No Sewer		2021	48,800	45,200	0	94,000		
1.Public	4.Improve	7.Improve	2022	53,300	10,800	0	64,100		
2.Water	5.Improve	8.	2023	58,600	11,900	0	70,500		
3.Sewer	6.Improve	9.None	2024	65,700	13,400	0	79,100		
Street	3 Gravel		2025	41,400	0	0	41,400		
1.Paved	4.Proposed	7.ROW	<b>Land Data</b>						
2.Semi Imp	5.Pvt	8.None	<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel	6.Aband	9.TG PLAN			<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE	0		11.Ossipee WF					1.Unimproved	
BUILDING USE	0		12.Arrowhead WF					2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront					3.Topography	
Sale Date	7/25/2022		14.Rear Land					4.Size/Shape	
Price			15.Misc					5.Access or Rear	
Sale Type	2 Land & Buildings		<b>Square Foot</b>		<b>Square Feet</b>				6.Restriction
1.Land	4.Mobile	7.							7.Open Space
2.L & B	5.Other	8.	16.Regular Lot					8.View/Environ	
3.Building	6.	9.	17.Secondary Lot					9.Fract Share	
Financing	9 Unknown		18.Excess Land					<b>Acres</b>	
1.Convent	4.Seller	7.	19.Condominium					30.Rear (201+)	
2.FHA/VA	5.Private	8.	20.Pavement					31.Tillable/Horti	
3.Assumed	6.Cash	9.Unknown	<b>Fract. Acre</b>		<b>Acreage/Sites</b>				32.Pasture
Validity	1 Arms Length Sale								22.Vacant Lot (Fr
1.Valid	4.Split	7.Renovate	23.Non Conforming					34.Frontage	
2.Related	5.Partial	8.Other	<b>Acres</b>						35.Triangular Lot
3.Distress	6.Exempt	9.							24.Excess ( 5-10)
Verified	5 Public Record		25.Excess (10+)					37.Softwood	
1.Buyer	4.Agent	7.Family	26.Excess					38.Mixed Wood	
2.Seller	5.Pub Rec	8.Other	27.Rear (1-100)					39.Hardwood	
3.Lender	6.MLS	9.	28.Rear (101-150)					40.Wasteland	
			29.Rear (151-200)					41.Gravel Pit (Ac	
			<b>Total Acreage</b>		0.35				42.Mobile Home Si
									43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

**Waterboro**

Map Lot 047-177


Account 3907

Location 4 LOG CABIN LANE

Card 1

Of 1

9/23/2024

Building Style	SF Bsmt Living						Layout							
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade				1.Typical 4. 7.							
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL				2.Inadeq 5. 8.							
3.R Ranch	7.Contemp/	11.Condo	Heat Type				3.Not func 6. 9.							
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic								
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.1/4 Unfi						
Other Units			3.HWRAD	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.						
Stories			4.Steam	8.F/WallM	12.	3.3/4 Fin	6.1/2 Unfi	9.None						
1.1	4.1.50	7.1.25	Cool Type			Insulation								
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			3.H Pump	6.	9.None	3.Capped	6.	9.None						
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style			Unfinished %								
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor								
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			Bath(s) Style			3.C Grade	6.AA Grade	9.Same						
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint)								
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition								
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G						
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc						
OPEN-3-			# Bedrooms			3.Avg-	6.Good	9.Same						
OPEN-4-			# Full Baths			Phys. % Good								
Year Built			# Half Baths			Funct. % Good								
Year Remodeled			# Addn Fixtures			Functional Code								
Foundation			# Fireplaces			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	Econ. % Good		
3.Br/Stone	6.Prs/Post	9.							Economic Code			0.None	3.Services	7.
Basement									Entrance Code 0			1.Location	4.Traffic	8.
1.1/4 Bmt	4.Full Bmt	7.							Information Code 0			2.Encroach	9.None	9.
2.1/2 Bmt	5.None	8.							1.Interior			4.Vacant	7.	
3.3/4 Bmt	6.None	9.None							2.Refusal			5.Estimate	8.	
Bsmt Gar # Cars									3.Informed			6.Office	9.RS	
Wet Basement									1.Owner			4.Agent	7.	
1.Dry	4.	7.							2.Relative			5.Estimate	8.	
2.Damp	5.	8.	3.Tenant			6.Other	9.SNY							
3.Wet	6.	9.	Date Inspected											
<b>Additions, Outbuildings &amp; Improvements</b>								1.One Story Fram						
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	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						