

CARRICO FAMILY REVOCABLE TRUST  
CARRICO - TRUSTEES, TIMOTHY K & VALERIE H P  
153 WINNICUTT ROAD  
STRATHAM NH 03885

B40526P314

Previous Owner  
CARRICO, TIMOTHY K  
CARRICO, VALERIE H P  
153 WINNICUTT RD  
STRATHAM NH 03885  
Sale Date: 12/15/2023

Property Data			Assessment Record				
Neighborhood	5 Little Sebago		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	125,475	25,004	0	150,479
REVIEW	0		2012	125,475	25,004	0	150,479
Building Permit	0		2013	125,475	25,004	0	150,479
Zone/Land Use	12 Limited Residential		2014	125,475	25,004	0	150,479
Secondary Zone			2015	125,500	25,000	0	150,500
Topography	2 Rolling	4 Below Street	2016	125,500	25,000	0	150,500
			2017	125,500	26,100	0	151,600
			2018	125,500	26,100	0	151,600
			2019	167,800	51,200	0	219,000
			2020	167,800	51,200	0	219,000
			2021	167,800	51,200	0	219,000
			2022	167,800	51,200	0	219,000
			2023	167,800	62,200	0	230,000
			Calc.	353,600	82,600	0	436,200

Land Data		Front Foot		Effective		Influence		Influence Codes
Type	Frontage	Depth	Factor	Code				
53	080	000	100 %	0				1.Unimproved
			%					2.Excess Frtg
			%					3.Topography
			%					4.Size/Shape
			%					5.Access
			%					6.Restriction
			%					7.Open Space
			%					8.Environmental
			%					9.Condo
			%					30.Blueberry(1-20
			%					31.Blueberry(21 -
			%					32.Crop Land
			%					33.Pasture
			%					34.Shorefront B
			%					35.Shorefront C
			%					36.ANTENNA SITE
			%					37.Softwood TG
			%					38.Mixed Wood TG
			%					39.Hardwood TG
			%					40.Wasteland
			%					41.Woodland
			%					42.Mobile Home Si
			%					43.Camp Site
			%					44.Lot Improvemen
			%					45.BA SF - Oce
			%					46.SP Meadow Cond
<b>Total Acreage</b>		0.17						

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Gray



