

MEADE FAMILY REALTY TRUST
MEADE, JOHN J & SUE ANNE - TRUSTEES
39 PIERREPONT ROAD
WINCHESTER MA 01890

B26861P306

Previous Owner
MEADE, JOHN J &
MEADE, SUE ANN
5 WEBSTER STREET
WINCHESTER MA 01890 2117
Sale Date: 4/24/2009

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Gray

Property Data		
Neighborhood	58 Little Sebago Lodges	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	12 Limited Residential	
Secondary Zone	23 Lake District	
Topography	1 Level	
1. Hill	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities	4. Filled Well/Point 6 Septic System	
1. Public	4. Drilled Well/Point	7. Cesspool
2. Water	5. Dug Well	8. Lake
3. Holding Ta	6. Septic	9. None
Street	3 Gravel	
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	9. None
GIS Map	24	
Field Review	50	
Sale Data		
Sale Date	4/24/2009	
Price		
Sale Type	3 Buildings Only	
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing	9 Unknown	
1. Convent	4. Seller	7.
2. FHA/VA	5. Private	8.
3. Assumed	6. Cash	9. Unknown
Validity	2 Related Parties	
1. Valid	4. Split	7. Multiple
2. Related	5. Partial	8. Other
3. Distress	6. Exempt	9. Estate
Verified	5 Public Record	
1. Buyer	4. Agent	7. Family
2. Seller	5. Pub Rec	8. Other
3. Lender	6. MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2011	139,534	139,980	0	279,514
2012	139,534	139,980	0	279,514
2013	139,534	139,980	0	279,514
2014	139,534	146,946	0	286,480
2015	139,500	146,900	0	286,400
2016	139,500	146,900	0	286,400
2017	139,500	146,900	0	286,400
2018	139,500	146,900	0	286,400
2019	203,500	187,300	0	390,800
2020	203,500	187,300	0	390,800
2021	203,500	187,300	0	390,800
2022	203,500	187,300	0	390,800
2023	203,500	212,900	0	416,400
Calc.	407,000	286,700	0	693,700

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
11	070	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
20		0.43	100 %	0	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
Total Acreage			0.43		



