

PIEPIORA, PAUL
PIEPIORA, KATIE
397 GROVE ST
NORWELL MA 02061

B34254P24

Previous Owner
RULLO, HENRY P III
76 LAKE GROVE SPRINGS

GRAY ME 04039
Sale Date: 8/22/2017

Property Data			Assessment Record				
Neighborhood	5 Little Sebago		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	195,700	95,043	0	290,743
REVIEW	0		2012	195,700	95,043	0	290,743
Building Permit	0		2013	195,700	95,043	0	290,743
Zone/Land Use	12 Limited Residential		2014	195,700	95,043	0	290,743
Secondary Zone			2015	195,700	103,300	0	299,000
			2016	195,700	103,300	0	299,000
Topography	2 Rolling		2017	195,700	103,300	0	299,000
			2018	195,700	103,300	0	299,000
			2019	342,400	175,100	0	517,500
			2020	342,400	175,400	0	517,800
			2021	342,400	175,400	0	517,800
			2022	342,400	175,400	0	517,800
			2023	342,400	196,100	0	538,500
			Calc.	684,800	296,400	0	981,200

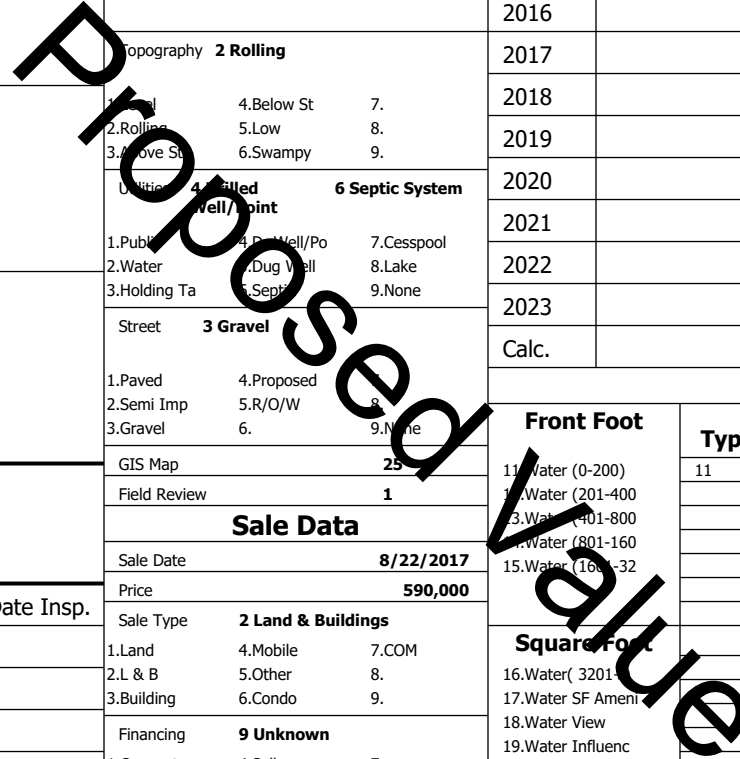
Land Data		Front Foot		Effective		Influence		Influence Codes
Type		Frontage	Depth	Factor	Code			
11	Water (0-200)	160	000	100	%	0		1.Unimproved
	12.Water (201-400)				%			2.Excess Frtg
	13.Water (401-800)				%			3.Topography
	14.Water (801-1600)				%			4.Size/Shape
	15.Water (1601-3200)				%			5.Access
					%			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	Fract. Acre		0.55	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		0.55						

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Gray



Gray

Map Lot 025-306-032-000

Account 3672

Location 76 LAKE GROVE SPRINGS

Card 1 Of 1

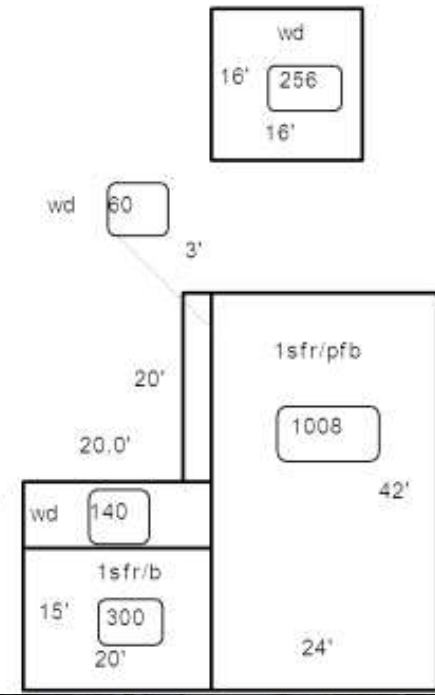
8/05/2024

Building Style 2 Ranch	SF Bsmt Living 1008	Layout 1 Typical
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade 3 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat 0	2.Inadeq 5. 8.
3.R Ranch/ 7.Contemp 11.Cottage	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic 9 None
Dwelling Units 1	2.HWCI 6.Monitor 10.UNH2F	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.HWRF 7.Electric 11.Geother	2.1/2 Fin 5.FI/Stair 8.
Stories 1 One Story	4.Steam 8.FI/Wall 12.Heat/Co	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Central 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5. 8.
Exterior Walls 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboard 5.Stucco 9.B & B	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor 3 Average 110%
3.Compos./ 7.Stone 11.Concret	2.Typical 5. 8.	1.E Grade 4.B Grade 7.SC Grade
4.Asbestos 8.Wood Shi 12.Wood Bo	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.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1008
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Good
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 2	3.Avg- Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1997	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2013	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Delap 9. Layo
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.Long term
2.C Block 5.Slab 8.		3.Damage 6.Style None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 6.Obsolete
2.1/2 Bmt 5.CrwI 8.		1.Location 4.Generate 9.None
3.3/4 Bmt 6. 9.None		2.Encroach 5.Flood Pl 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
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. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 8/26/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1 Story/Basement	0	300	0 0	0	0	% 100 %	1.One Story Fram
22 Encl Frame Porch	0	35	0 0	0	0	% 100 %	2.Two Story Fram
68 Wood Deck	2017	256	3 100	4	0	% 100 %	3.Three Story Fr
24 Frame Shed	0	140	2 100	4	0	% 100 %	4.1 & 1/2 Story
24 Frame Shed	0	64	2 100	4	0	% 100 %	5.1 & 3/4 Story
68 Wood Deck	0	140	0 0	0	0	% 100 %	6.2 & 1/2 Story
68 Wood Deck	0	60	0 0	0	0	% 100 %	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



Proposed Value