

PICKELHAUPT, CHARLES E  
PICKELHAUPT, MARGARET E  
17 SARGENT RD  
WINCHESTER MA 01890

B25332P1

**Property Data**

Neighborhood	5 Little Sebago		
Tree Growth Year	0		
REVIEW	0		
Building Permit	0		
Zone/Land Use	12 Limited Residential		
Secondary Zone			
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. Dug Well/Po	7. Cesspool	
2. Water	5. Dug Well	8. Lake	
3. Holding Ta	6. Septic	9. None	
Street	1 Paved		
1. Paved	4. Proposed	8.	
2. Semi Imp	5. R/O/W	9.	
3. Gravel	6.	9. None	
GIS Map	40		
Field Review	50		

**Assessment Record**

Year	Land	Buildings	Exempt	Total
2011	228,840	87,263	0	316,103
2012	228,840	89,834	0	318,674
2013	228,840	89,834	0	318,674
2014	228,840	89,834	0	318,674
2015	228,800	89,800	0	318,600
2016	228,800	89,800	0	318,600
2017	228,800	89,800	0	318,600
2018	228,800	89,800	0	318,600
2019	371,500	138,600	0	510,100
2020	371,500	138,600	0	510,100
2021	371,500	138,600	0	510,100
2022	371,500	138,600	0	510,100
2023	371,500	159,900	0	531,400
Calc.	742,900	276,800	0	1,019,700

**Land Data**

Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
11	180	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 0.53</b>					

**Sale Data**

Sale Date	7/27/2007		
Price	489,000		
Sale Type			
1.Land	4.Mobile	7.COM	
2.L & B	5.Other	8.	
3.Building	6.Condo	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Multiple	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Estate	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Gray



