

LEMELIN ROBERT E & CAROLANN H

44 OLD PORTLAND ROAD

NORTH WATERBORO ME 04061
B9473P105

Previous Owner
HARTFORD MICHAEL B
44 OLD PORTLAND RD

N. WATERBORO ME 04061
Sale Date: 3/16/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2005	18,100	68,800	0	86,900		
1ST MORTGAGE 0			2006	18,100	68,800	0	86,900		
2ND MORTGAGE 0			2007	18,100	68,800	0	86,900		
Zone/Land Use 47 Lake Arrowhead			2008	38,300	136,300	0	174,600		
Secondary Zone			2010	38,300	136,300	0	174,600		
Topography 2 Rolling			2012	38,300	136,300	6,000	168,600		
1.Level 4.Below St 7.Steep			2013	38,300	136,300	6,000	168,600		
2.Rolling 5.Low 8.Wet			2014	38,300	136,300	6,000	168,600		
3.Above St 6.Swampy 9.Lev/Roll			2015	38,300	136,300	6,000	168,600		
Utilities 9 No Water/No Sewer			2016	19,100	136,300	6,000	149,400		
1.Public 4.Improve 7.Improve			2017	19,100	136,300	6,000	149,400		
2.Water 5.Improve 8.									
3.Sewer 6.Improve 9.None									
Street 3 Gravel									
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg / De
Sale Date 3/16/2005			14.Rear Land				%		3.Topography
Price 174,600			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot		Square Feet				6.Restriction
2.L & B 5.Other 8.			16.Regular Lot	16	1	100	%	0	7.Open Space
3.Building 6. 9.			17.Secondary Lot	17	1	55	%	6	8.View/Environ
Financing 1 Conventional			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity 1 Arms Length Sale			Fract. Acre	Acres/Sites					32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified 1 Buyer			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess (OS)				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
				Total Acreage 0.00					43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 046-002-044

Account 3608

Location 44 OLD PORTLAND ROAD

Card 1 Of 1 9/06/2016

Building Style	3 Raised Ranch			SF Bsmt Living	1000			Layout	1 Typical		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	3 100			1.Typical	4.	7.	
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL	0			2.Inadeq	5.	8.	
3.R Ranch	7.Contemp/	11.Condo		Heat Type	100% 1 Hot Water BB			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWB	5.FWA	9.No Heat		Attic 9 None			
Dwelling Units 1				2.HWCI	6.GravWA	10.		1.1/4 Fin	4.Full Fin	7.	
Other Units 0				3.HWRAD	7.Electric	11.		2.1/2 Fin	5.F/ Stair	8.	
Stories 1 One Story				4.Steam	8.F/WallM	12.		3.3/4 Fin	6.	9.None	
1.1	4.1.50	7.1.25		Cool Type	0% 9 None			Insulation 1 Full			
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 1 Wood Siding				3.H Pump	6.	9.None		3.Capped	6.	9.None	
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style 2 Typical			Unfinished % 0%				
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Grade & Factor 3 Average 105%				
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 1 Asphalt Shingles				Bath(s) Style 2 Typical Bath(s)			3.C Grade 6.AA Grade 9.Same				
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	SQFT (Footprint) 1104				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition 5 Above Average				
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor 4.Avg 7.V G				
SF Masonry Trim 0				# Rooms 6			2.Fair 5.Avg+ 8.Exc				
OPEN-3-CUSTOM 0				# Bedrooms 3			3.Avg- 6.Good 9.Same				
OPEN-4-CUSTOM 0				# Full Baths 1			Phys. % Good 0%				
Year Built 1987				# Half Baths 1			Funct. % Good 100%				
Year Remodeled 0				# Addn Fixtures 0			Functional Code 9 None				
Foundation 1 Concrete				# Fireplaces 0			1.Incomp 4.Small 7.Layout				
1.Concrete	4.Wood	7.									
2.C Block	5.Slab	8.									
3.Br/Stone	6.Prs/Post	9.									
Basement 4 Full Basement											
1.1/4 Bmt	4.Full Bmt	7.									
2.1/2 Bmt	5.None	8.									
3.3/4 Bmt	6.	9.None									
Bsmt Gar # Cars 2											
Wet Basement 1 Dry Basement											
1.Dry	4.	7.									
2.Damp	5.	8.									
3.Wet	6.	9.									
Date Inspected											

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
26 1SFr Overhang	0	32	0 0	0	0 %	0 %		1.One Story Fram
26 1SFr Overhang	0	48	0 0	0	0 %	0 %		2.Two Story Fram
68 Wood Deck	0	120	0 0	0	0 %	0 %		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

