

LAPOINTE, GREGORY A  
LAPOINTE, MORIAH N  
15 PANORAMIC DRIVE  
EAST WATERBORO ME 04030

B18441P264 B18760P874

Previous Owner  
HOME INNOVATIONS LLC  
57 SMUTTY LANE

SACO ME 04072  
Sale Date: 8/06/2021

Previous Owner  
COTE ANDRE N  
96 PANORAMIC DR

EAST WATERBORO ME 04030  
Sale Date: 11/06/2020

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
22.0614 - change land from vacant to homesite, added 25x25 1.75 st/b, 21x22 1.75 st garage, 6x13 OP, 4x6 basement entry -sb

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																												
Neighborhood <b>34 DEERING RIDGE RD</b>			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																								
Tree Growth Year <b>0</b>			2019	38,100	0	0	38,100																																																																																																																																																																																																								
1ST MORTGAGE <b>0</b>			2020	38,100	0	0	38,100																																																																																																																																																																																																								
2ND MORTGAGE <b>0</b>			2021	41,900	0	0	41,900																																																																																																																																																																																																								
Zone/Land Use <b>31 Agricultural/Residential</b>			2022	45,700	0	0	45,700																																																																																																																																																																																																								
Secondary Zone			2023	72,200	240,500	0	312,700																																																																																																																																																																																																								
Topography <b>2 Rolling</b>			2024	80,900	270,100	0	351,000																																																																																																																																																																																																								
1.Level 4.Below St 7.Steep			2025	99,000	382,600	0	481,600																																																																																																																																																																																																								
2.Rolling 5.Low 8.Wet																																																																																																																																																																																																															
3.Above St 6.Swampy 9.Lev/Roll																																																																																																																																																																																																															
Utilities <b>9 No Water/No Sewer</b>																																																																																																																																																																																																															
1.Public 4.Improve 7.Improve																																																																																																																																																																																																															
2.Water 5.Improve 8.																																																																																																																																																																																																															
3.Sewer 6.Improve 9.None																																																																																																																																																																																																															
Street <b>3 Gravel</b>																																																																																																																																																																																																															
1.Paved 4.Proposed 7.ROW																																																																																																																																																																																																															
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3.Gravel 6.Aband 9.TG PLAN																																																																																																																																																																																																															
LAND USE <b>0</b>			<table border="1"> <thead> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr><td>11.Ossipee WF</td><td></td><td></td><td></td><td>%</td><td></td><td>1.Unimproved</td></tr> <tr><td>12.Arrowhead WF</td><td></td><td></td><td></td><td>%</td><td></td><td>2.Excess Ftg /De</td></tr> <tr><td>13.Waterfront</td><td></td><td></td><td></td><td>%</td><td></td><td>3.Topography</td></tr> <tr><td>14.Rear Land</td><td></td><td></td><td></td><td>%</td><td></td><td>4.Size/Shape</td></tr> <tr><td>15.Misc</td><td></td><td></td><td></td><td>%</td><td></td><td>5.Access or Rear</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>6.Restriction</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>7.Open Space</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>8.View/Environ</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>9.Fract Share</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td><b>Acres</b></td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>30.Rear (201+)</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>31.Tillable/Horti</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>32.Pasture</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>33.Orchard</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>34.Frontage</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>35.Triangular Lot</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>36.Commercial</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>37.Softwood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>38.Mixed Wood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>39.Hardwood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>40.Wasteland</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>41.Gravel Pit (Ac</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>42.Mobile Home Si</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>43.Condo Site</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>44.Utility ROW</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>45.Camp Lot</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>46.Site Improve</td></tr> </tbody> </table>					Front Foot	Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code	11.Ossipee WF				%		1.Unimproved	12.Arrowhead WF				%		2.Excess Ftg /De	13.Waterfront				%		3.Topography	14.Rear Land				%		4.Size/Shape	15.Misc				%		5.Access or Rear					%		6.Restriction					%		7.Open Space					%		8.View/Environ					%		9.Fract Share					%		<b>Acres</b>					%		30.Rear (201+)					%		31.Tillable/Horti					%		32.Pasture					%		33.Orchard					%		34.Frontage					%		35.Triangular Lot					%		36.Commercial					%		37.Softwood					%		38.Mixed Wood					%		39.Hardwood					%		40.Wasteland					%		41.Gravel Pit (Ac					%		42.Mobile Home Si					%		43.Condo Site					%		44.Utility ROW					%		45.Camp Lot					%		46.Site Improve
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<b>Sale Data</b>			Front Foot		Effective		Influence																																																																																																																																																																																																								
			Square Foot		Acres/Sites		Total Acreeage																																																																																																																																																																																																								
Sale Date <b>8/06/2021</b>			11.Ossipee WF		Frontage		Factor																																																																																																																																																																																																								
Price <b>305,380</b>			12.Arrowhead WF		Depth		Code																																																																																																																																																																																																								
Sale Type <b>2 Land &amp; Buildings</b>			13.Waterfront		%		%																																																																																																																																																																																																								
1.Land 4.Mobile 7.			14.Rear Land		%		%																																																																																																																																																																																																								
2.L & B 5.Other 8.			15.Misc		%		%																																																																																																																																																																																																								
3.Building 6. 9.			16.Regular Lot		%		%																																																																																																																																																																																																								
Financing <b>9 Unknown</b>			17.Secondary Lot		%		%																																																																																																																																																																																																								
1.Convent 4.Seller 7.			18.Excess Land		%		%																																																																																																																																																																																																								
2.FHA/VA 5.Private 8.			19.Condominium		%		%																																																																																																																																																																																																								
3.Assumed 6.Cash 9.Unknown			20.Pavement		%		%																																																																																																																																																																																																								
Validity <b>1 Arms Length Sale</b>			21.Homesite (Frac		%		%																																																																																																																																																																																																								
1.Valid 4.Split 7.Renovate			22.Vacant Lot (Fr		%		%																																																																																																																																																																																																								
2.Related 5.Partial 8.Other			23.Non Conforming		%		%																																																																																																																																																																																																								
3.Distress 6.Exempt 9.			<b>Acres</b>		%		%																																																																																																																																																																																																								
Verified <b>5 Public Record</b>			24.Excess ( 5-10)		%		%																																																																																																																																																																																																								
1.Buyer 4.Agent 7.Family			25.Excess (10+)		%		%																																																																																																																																																																																																								
2.Seller 5.Pub Rec 8.Other			26.Excess		%		%																																																																																																																																																																																																								
3.Lender 6.MLS 9.			27.Rear (1-100)		%		%																																																																																																																																																																																																								
			28.Rear (101-150)		%		%																																																																																																																																																																																																								
			29.Rear (151-200)		%		%																																																																																																																																																																																																								
			<b>Total Acreeage</b>		0.98																																																																																																																																																																																																										

## Waterboro

Map Lot 011-042-014C


Account 5183

Location 15 PANORAMIC DRIVE

Card 1

Of 1

9/23/2024

Building Style	<b>1 Conventional</b>			SF Bsmt Living <b>0</b>			Layout <b>1 Typical</b>		
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade <b>0 0</b>			1.Typical 4. 7.			
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL <b>0</b>			2.Inadeq 5. 8.			
3.R Ranch	7.Contemp/	11.Condo	Heat Type <b>100% 1 Hot Water BB</b>			3.Not func 6. 9.			
4.Cape	8.Log	12.	1.HWBB 5.FWA 9.No Heat			Attic <b>9 None</b>			
Dwelling Units <b>1</b>			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.1/4 Unfi			
Other Units <b>0</b>			3.HWRAD 7.Electric 11.			2.1/2 Fin 5.FI/Stair 8.			
Stories <b>5 One &amp; 3/4 Story</b>			4.Steam 8.FI/WallM 12.			3.3/4 Fin 6.1/2 Unfi 9.None			
1.1	4.1.50	7.1.25	Cool Type <b>0% 9 None</b>			Insulation <b>1 Full</b>			
2.2	5.1.75	8.	1.Refrigt 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 <b>8 Aluminum/Vinyl</b>			3.H Pump 6. 9.None			3.Capped 6. 9.None			
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style <b>2 Typical</b>			Unfinished % <b>0%</b>			
1.Wood	5.T-111	9.Other	1.Modern 4.Obsolete 7.			Grade & Factor <b>4 Good 100%</b>			
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 <b>1 Asphalt Shingles</b>			Bath(s) Style <b>2 Typical Bath(s)</b>			3.C Grade 6.AA Grade 9.Same			
1.Asphalt	4.Composit	7.	1.Modern 4.Obsolete 7.			SQFT (Footprint) <b>612</b>			
2.Slate	5.Wood	8.	2.Typical 5. 8.			Condition <b>6 Good</b>			
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G			
SF Masonry Trim <b>0</b>			# Rooms <b>5</b>			2.Fair 5.Avg+ 8.Exc			
OPEN-3- <b>0</b>			# Bedrooms <b>3</b>			3.Avg- 6.Good 9.Same			
OPEN-4- <b>0</b>			# Full Baths <b>2</b>			Phys. % Good <b>0%</b>			
Year Built <b>2021</b>			# Half Baths <b>1</b>			Funct. % Good <b>100%</b>			
Year Remodeled <b>0</b>			# Addn Fixtures <b>0</b>			Functional Code <b>9 None</b>			
Foundation <b>1 Concrete</b>			# Fireplaces <b>0</b>			1.Incomp 4.Small 7.Layout			
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.Other			
2.C Block	5.Slab	8.				3.Damage 6.Style 9.None			
3.Br/Stone	6.Prs/Post	9.				Econ. % Good <b>100%</b>			
Basement <b>4 Full Basement</b>						Economic Code <b>None</b>			
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 7.			
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.			
3.3/4 Bmt	6. 9.None					2.Encroach 9.None 9.			
Bsmt Gar # Cars <b>0</b>						Entrance Code <b>0</b>			
Wet Basement <b>1 Dry Basement</b>						1.Interior 4.Vacant 7.			
1.Dry	4. 7.					2.Refusal 5.Estimate 8.			
2.Damp	5. 8.		3.Informed 6.Office 9.RS						
3.Wet	6. 9.		Information Code <b>0</b>						
Date Inspected			1.Owner 4.Agent 7.						
			2.Relative 5.Estimate 8.						
			3.Tenant 6.Other 9.SNY						

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
49 1.75 Fr Gar w/fin	0	462	0 0	0	0 %	0 %		1.One Story Fram
21 Open Frame	0	78	0 0	0	0 %	0 %		2.Two Story Fram
90 BSMT ENTRY	0	24	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