

OSBERG, LEAH ANNE
CASH, MICHAEL RYAN
78 LORDS ROAD
NORTH WATERBORO ME 04061

B6903P292 B18808P484 B19149P354

Previous Owner
GANNETT, STUART B JR
GANNETT, JILL E
176 LORD ROAD
NORTH WATERBORO ME 04061
Sale Date: 11/04/2022

Previous Owner
BB & J CORPORATION
DBA GREAT EAST BUILDERS
C/O GREGORY JONES
N WATERBORO ME 04061
Sale Date: 9/17/2021

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 17 LORDS RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	67,100	135,400	0	202,500		
1ST MORTGAGE 0			2013	67,100	135,400	0	202,500		
2ND MORTGAGE 0			2014	67,100	135,400	0	202,500		
Zone/Land Use 31 Agricultural/Residential			2015	67,100	135,400	0	202,500		
Secondary Zone			2016	57,100	128,600	0	185,700		
Topography 1 Level			2017	57,100	128,600	0	185,700		
1.Level 4.Below St 7.Steep			2018	57,100	128,600	0	185,700		
2.Rolling 5.Low 8.Wet			2019	57,100	128,600	0	185,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	57,100	129,200	0	186,300		
Utilities 9 No Water/No Sewer			2021	62,800	129,200	0	192,000		
1.Public 4.Improve 7.Improve			2022	68,500	142,100	0	210,600		
2.Water 5.Improve 8.			2023	75,300	157,600	0	232,900		
3.Sewer 6.Improve 9.None			2024	84,400	177,200	0	261,600		
Street 1 Paved			2025	103,300	200,500	0	303,800		
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 11/04/2022			14.Rear Land				%		3.Topography
Price 385,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.38	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreage		1.38				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 014-018

Account 1565

Location 78 LORDS ROAD

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100% 1 Hot Water BB	3.Not func
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units 1		2.HWCI		6.GravWA	10.
Other Units 0		3.HWRAD		7.Electric	11.
Stories 1 One Story		4.Steam		8.F/WallM	12.
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.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls 8 Alumunum/Vinyl		3.H Pump		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.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface 1 Asphalt Shingles		Bath(s) Style 2 Typical Bath(s)		Grade & Factor 3 Average 100%	
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim 0		# Rooms 6		SQFT (Footprint) 1200	
OPEN-3- 0		# Bedrooms 3		Condition 4 Average	
OPEN-4- 0		# Full Baths 1		1.Poor	
Year Built 1979		# Half Baths 1		4.Avg	
Year Remodeled 1999		# Addn Fixtures 0		7.V G	
Foundation 1 Concrete		# Fireplaces 0		2.Fair	
1.Concrete	4.Wood	7.	3.Avg- 6.Good 9.Same		
2.C Block	5.Slab	8.	Phys. % Good 0%		
3.Br/Stone	6.Prs/Post	9.	Funct. % Good 100%		
Basement 4 Full Basement		Functional Code 9 None			
1.1/4 Bmt	4.Full Bmt	7.	1.Incomp		
2.1/2 Bmt	5.None	8.	4.Small		
3.3/4 Bmt	6.	9.None	7.Layout		
Bsmt Gar # Cars 0		2.O-Built			
Wet Basement 1 Dry Basement		5.CDU			
1.Dry	4.	7.	8.Other		
2.Damp	5.	8.	3.Damage		
3.Wet	6.	9.	6.Style		
		9.None			
		Econ. % Good 100%			
		Economic Code None			
		0.None			
		3.Services			
		7.			
		1.Location			
		4.Traffic			
		8.			
		2.Encroach			
		9.None			
		9.			
		Entrance Code 0			
		1.Interior			
		4.Vacant			
		7.			
		2.Refusal			
		5.Estimate			
		8.			
		3.Informed			
		6.Office			
		9.RS			
		Information Code 0			
		1.Owner			
		4.Agent			
		7.			
		2.Relative			
		5.Estimate			
		8.			
		3.Tenant			
		6.Other			
		9.SNY			



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	192	0 0	0	0	0 %	0 %	1.One Story Fram
23 Frame Garage	0	768	0 0	0	0	0 %	0 %	2.Two Story Fram
24 Frame Shed	0	40	0 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

