

FRENCH, BRADFORD R & SUSAN L, TRUSTEES
FRENCH, BRADFORD & SUSAN FAMILY REVOCABLE TRUST
45 DEAN DRIVE
NORTH WATERBORO ME 04061

B16005P332 B18658P493 B18677P281

Previous Owner
FRENCH, SUSAN L
45 DEAN DRIVE

NORTH WATERBORO ME 04061
Sale Date: 5/21/2021

Previous Owner
EARL WILLIAM D TRUSTEE
THE JAMES E EARL JR TRUST
PO BOX 440
EAST WATERBORO ME 04030
Sale Date: 5/07/2021

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 23 OSS�PEE POND E			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	84,900	0	0	84,900		
1ST MORTGAGE 0			2013	106,000	41,500	0	147,500		
2ND MORTGAGE 0			2014	106,100	41,500	0	147,600		
Zone/Land Use 48 Shoreland			2015	106,100	82,900	0	189,000		
Secondary Zone 31			2016	100,800	82,900	0	183,700		
Topography 1 Level 2 Rolling			2017	100,800	82,900	0	183,700		
1.Level 4.Below St 7.Steep			2018	100,800	82,900	0	183,700		
2.Rolling 5.Low 8.Wet			2019	100,800	82,900	0	183,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	100,800	83,900	0	184,700		
Utilities 9 No Water/No Sewer			2021	110,800	83,900	0	194,700		
1.Public 4.Improve 7.Improve			2022	120,900	92,300	0	213,200		
2.Water 5.Improve 8.			2023	133,000	102,300	0	235,300		
3.Sewer 6.Improve 9.None			2024	149,100	114,900	25,000	239,000		
Street 3 Gravel			2025	155,600	161,100	25,000	291,700		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF	11	050	200	100 %	0	1.Unimproved
BUILDING USE 0			12.Arrowhead WF				%		2.Excess Ftg /De
Sale Data			13.Waterfront				%		3.Topography
			14.Rear Land				%		4.Size/Shape
Sale Date 5/21/2021			15.Misc				%		5.Access or Rear
Price							%		6.Restriction
Sale Type 2 Land & Buildings							%		7.Open Space
1.Land 4.Mobile 7.			Square Foot	Square Feet					8.View/Environ
2.L & B 5.Other 8.			16.Regular Lot				%		9.Fract Share
3.Building 6. 9.			17.Secondary Lot				%		Acres
Financing 9 Unknown			18.Excess Land				%		30.Rear (201+)
1.Convent 4.Seller 7.			19.Condominium				%		31.Tillable/Horti
2.FHA/VA 5.Private 8.			20.Pavement				%		32.Pasture
3.Assumed 6.Cash 9.Unknown							%		33.Orchard
Validity 2 Related Parties			Fract. Acre	Acreege/Sites					34.Frontage
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		35.Triangular Lot
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		36.Commercial
3.Distress 6.Exempt 9.			23.Non Conforming				%		37.Softwood
Verified 5 Public Record			Acres				%		38.Mixed Wood
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		39.Hardwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		40.Wasteland
3.Lender 6.MLS 9.			26.Excess				%		41.Gravel Pit (Ac
			27.Rear (1-100)				%		42.Mobile Home Si
			28.Rear (101-150)				%		43.Condo Site
			29.Rear (151-200)				%		44.Utility ROW
			Total Acreage		0.11				45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 040-009A


Account 2463

Location 45 DEAN DRIVE

Card 1

Of 1

9/23/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical					
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade 0 0	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.HWBB 5.FWA 9.No Heat	Attic 9 None					
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi					
Other Units 0	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.					
Stories 1 One Story	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 0% 9 None	Insulation 1 Full					
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 8 Aluminum/Vinyl	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 100%					
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) 720					
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 0					
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G					
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc					
OPEN-3- 0	# Bedrooms 3	3.Avg- 6.Good 9.Same					
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%					
Year Built 2012	# Half Baths 0	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.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 100%					
Basement 4 Full Basement		Economic Code None					
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 0		Entrance Code 0					
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.Office 9.RS						
3.Wet 6. 9.	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	240	0 0	0	0 %	0 %	
					%	%	1.One Story Fram
					%	%	2.Two Story Fram
					%	%	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