

LARIVIERE WAYNE & MARTHA D TRUSTEES OF THE
MARTHA LARIVIERE LIVING TRUST DATED 05/24/2002
25 DEAN DR
NORTH WATERBORO ME 04061

B8906P83 B15205P732 B17174P548

Previous Owner
DUPUIS RAYMOND G & RACHEL D
PO BOX 561

NORTH WATERBORO ME 04061
Sale Date: 7/11/2007

Property Data			Assessment Record							
Neighborhood 23 OSSISPEE POND E			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	350,700	524,800	0	875,500			
1ST MORTGAGE 0			2013	350,700	524,800	0	875,500			
2ND MORTGAGE 0			2014	350,700	524,800	0	875,500			
Zone/Land Use 48 Shoreland			2015	350,700	524,800	0	875,500			
Secondary Zone 31			2016	333,400	524,800	0	858,200			
Topography 1 Level			2017	333,400	524,800	0	858,200			
1.Level 4.Below St 7.Steep			2018	333,400	524,800	0	858,200			
2.Rolling 5.Low 8.Wet			2019	333,400	524,800	0	858,200			
3.Above St 6.Swampy 9.Lev/Roll			2020	333,400	528,500	0	861,900			
Utilities 9 No Water/No Sewer			2021	366,700	528,500	0	895,200			
1.Public 4.Improve 7.Improve			2022	400,000	581,400	0	981,400			
2.Water 5.Improve 8.			2023	440,000	689,900	0	1,129,900			
3.Sewer 6.Improve 9.None			2024	493,400	775,200	0	1,268,600			
Street 3 Gravel			2025	514,500	985,700	0	1,500,200			
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	11	Frontage	Depth	Factor	Code		
BUILDING USE 0			12.Arrowhead WF						1.Unimproved	
Sale Data			13.Waterfront						2.Excess Ftg /De	
			14.Rear Land						3.Topography	
Sale Date 7/11/2007			15.Misc						4.Size/Shape	
Price 625,000									5.Access or Rear	
Sale Type 2 Land & Buildings									6.Restriction	
1.Land 4.Mobile 7.									7.Open Space	
2.L & B 5.Other 8.			Square Foot	Square Feet					8.View/Environ	
3.Building 6. 9.			16.Regular Lot						9.Fract Share	
Financing 1 Conventional			17.Secondary Lot						Acres	
1.Convent 4.Seller 7.			18.Excess Land						30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium						31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement						32.Pasture	
Validity 1 Arms Length Sale									33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					34.Frontage	
2.Related 5.Partial 8.Other			21.Homesite (Frac	24		0.59	100	%	0	35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr							36.Commercial
Verified 1 Buyer			23.Non Conforming							37.Softwood
1.Buyer 4.Agent 7.Family			Acres							38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)							39.Hardwood
3.Lender 6.MLS 9.			25.Excess (10+)							40.Wasteland
			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		1.19					45.Camp Lot
										46.Site Improve

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
New house on old fndtn w/ new addittions finished 04/09
Second has concrete slab floor - Radiant heat 1 & 2
21.1005 - changed boathouse assessed as shed to 2st garage
with finished second floor -sb

Waterboro

Map Lot 040-012

Account 2456

Location 25 DEAN DRIVE

Card 1 Of 1 9/23/2024

Building Style 7	SF Bsmt Living 1025	Layout 1 Typical	
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade 4 100	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% 3 Hot Water Rad	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 2 Two 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.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 2 Wood Shingle	3.H Pump 6. 9.None	3.Capped 6. 9.None	
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 1 Modern	Unfinished % 0%	
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 4 Good 125%	
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 1 Modern Bath(s)	3.C Grade 6.AA Grade 9.Same	
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1282	
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 7 Very Good	
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G	
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc	
OPEN-3- 0	# Bedrooms 2	3.Avg- 6.Good 9.Same	
OPEN-4- 0	# Full Baths 3	Phys. % Good 0%	
Year Built 1980	# Half Baths 1	Funct. % Good 100%	
Year Remodeled 2007	# Addn Fixtures 0	Functional Code 9 None	
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Small 7.Layout	
1.Concrete 4.Wood 7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #00728f; color: white; padding: 10px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>	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	550	0 0	0	0 %	0 %		1.One Story Fram
68 Wood Deck	0	24	0 0	0	0 %	0 %		2.Two Story Fram
23 Frame Garage	0	728	0 0	0	0 %	0 %		3.Three Story Fr
50 2 S Fr Gar w/fin	1990	768	3 100	4	0 %	100 %		4.1 & 1/2 Story
24 Frame Shed	0	36	0 0	0	0 %	0 %		5.1 & 3/4 Story
1 One Story Frame	2007	1660	4 100	8	97 %	100 %		6.2 & 1/2 Story
111 CONC. SLAB	2007	1660	4 100	8	97 %	100 %		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SF Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

