

SERUNJOGI, EMILY K  
4 LAURENE DRIVE  
OLD ORCHARD BEACH ME 04064

B14862P202 B18823P385 B19429P484 B5136P17

Previous Owner  
MAYO, PAMELA L  
MAYO, ROLAND J  
45 NORTHLAND ROAD  
NORTH WATERBORO ME 04061  
Sale Date: 4/26/2024

Previous Owner  
BOLSTER JAMES R  
BOLSTER, ANITA L  
PO BOX 348  
NORTH WATERBORO ME 04061  
Sale Date: 9/30/2021

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
24.0910 - added heat pump cooling and 250sf finished basement space per real estate listing - vw

Waterboro

Property Data			Assessment Record						
Neighborhood <b>2 LAC EAST</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	45,000	110,800	10,000	145,800		
1ST MORTGAGE <b>0</b>			2013	45,000	110,800	10,000	145,800		
2ND MORTGAGE <b>0</b>			2014	45,000	110,800	10,000	145,800		
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	45,000	110,800	10,000	145,800		
Secondary Zone			2016	22,500	110,800	15,000	118,300		
Topography <b>2 Rolling</b>			2017	22,500	110,800	15,000	118,300		
1.Level 4.Below St 7.Steep			2018	22,500	110,800	20,000	113,300		
2.Rolling 5.Low 8.Wet			2019	22,500	110,800	20,000	113,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	22,500	112,600	20,000	115,100		
Utilities <b>9 No Water/No Sewer</b>			2021	24,800	112,600	24,500	112,900		
1.Public 4.Improve 7.Improve			2022	27,000	123,900	25,000	125,900		
2.Water 5.Improve 8.			2023	29,700	137,400	0	167,100		
3.Sewer 6.Improve 9.None			2024	33,300	154,300	25,000	162,600		
Street <b>3 Gravel</b>			2025	50,000	207,300	25,000	232,300		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date <b>4/26/2024</b>			15.Misc			%		5.Access or Rear	
Price <b>359,000</b>						%		6.Restriction	
Sale Type <b>2 Land &amp; Buildings</b>						%		7.Open Space	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.View/Environ	
2.L & B 5.Other 8.			16.Regular Lot	16	1	100 %	0	9.Fract Share	
3.Building 6. 9.			17.Secondary Lot	17	1	100 %	0	<b>Acres</b>	
Financing <b>9 Unknown</b>			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 <b>1 Arms Length Sale</b>						%		34.Frontage	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac			%		36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		37.Softwood	
Verified <b>5 Public Record</b>			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			<b>Total Acreage</b>		<b>0.00</b>			46.Site Improve	

## Waterboro

Map Lot 042-00A-053

Account 2728

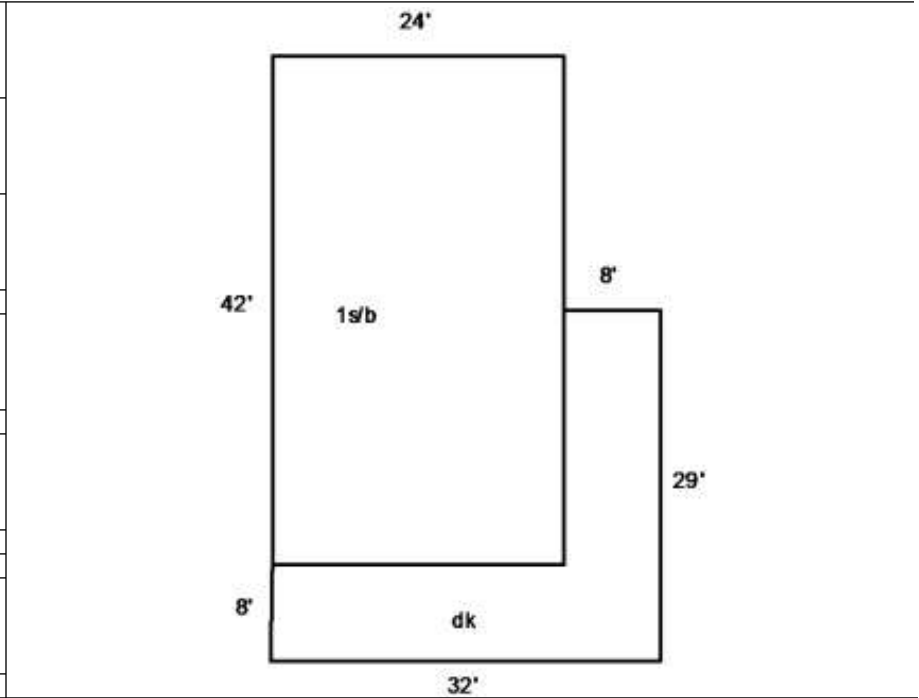
Location 45 NORTHLAND ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>2 Ranch</b>	SF Bsmt Living	<b>250</b>	Layout	<b>1 Typical</b>
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	<b>3 110</b>	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL	<b>0</b>	2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100% 1 Hot Water BB</b>	3.Not func
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	<b>1</b>		2.HWCI	6.GravWA	10.
Other Units	<b>0</b>		3.HWRAD	7.Electric	11.
Stories	<b>1 One Story</b>		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	<b>100% 3 Heat Pump</b>	Insulation
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
3.H Pump	6.	9.None	3.H Pump	6.	9.None
Exterior Walls	<b>8 Alumunum/Vinyl</b>		Kitchen Style	<b>2 Typical</b>	Unfinished %
0.Wood	4.Asb/Asph	8.Alum/Vin	1.Modern	4.Obsolete	7.
1.Wood	5.T-111	9.Other	2.Typical	5.	8.
2.Wd Sh	6.Br/St	11.	3.Old Type	6.	9.None
3.Compos.	7.Nov	12.	Bath(s) Style	<b>2 Typical Bath(s)</b>	Grade & Factor
Roof Surface	<b>3 Metal</b>		1.Modern	4.Obsolete	7.
1.Asphalt	4.Composit	7.	2.Typical	5.	8.
2.Slate	5.Wood	8.	3.Old Type	6.	9.None
3.Metal	6.Other	9.	# Rooms	<b>0</b>	
SF Masonry Trim	<b>0</b>		# Bedrooms	<b>3</b>	
OPEN-3-	<b>0</b>		# Full Baths	<b>1</b>	
OPEN-4-	<b>0</b>		# Half Baths	<b>0</b>	
Year Built	<b>1989</b>		# Addn Fixtures	<b>0</b>	
Year Remodeled	<b>0</b>		# Fireplaces	<b>0</b>	
Foundation	<b>1 Concrete</b>		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2c5e6c; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>		
1.Concrete	4.Wood	7.			
2.C Block	5.Slab	8.			
3.Br/Stone	6.Prs/Post	9.			
Basement	<b>4 Full Basement</b>				
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	<b>0</b>				
Wet Basement	<b>1 Dry Basement</b>				
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
68 Wood Deck	0	424	0 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