

SPRAGUE TODD M
SPRAGUE, AMANDA S
86 NORTHLAND RD
N WATERBORO ME 04061

B14637P472

Previous Owner
THERIAULT GLEN L &
WEBB JESSICA J
86 NORTHLAND RD
N WATERBORO ME 04061
Sale Date: 10/18/2005

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record								
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total				
Tree Growth Year 0			2012	45,000	110,300	10,000	145,300				
1ST MORTGAGE 0			2013	45,000	110,300	10,000	145,300				
2ND MORTGAGE 0			2014	45,000	110,300	10,000	145,300				
Zone/Land Use 47 Lake Arrowhead			2015	45,000	110,300	10,000	145,300				
Secondary Zone			2016	22,500	109,200	15,000	116,700				
Topography 2 Rolling			2017	22,500	109,200	15,000	116,700				
1.Level 4.Below St 7.Steep			2018	22,500	109,200	20,000	111,700				
2.Rolling 5.Low 8.Wet			2019	22,500	118,600	20,000	121,100				
3.Above St 6.Swampy 9.Lev/Roll			2020	22,500	119,100	20,000	121,600				
Utilities 9 No Water/No Sewer			2021	24,800	119,400	24,500	119,700				
1.Public 4.Improve 7.Improve			2022	27,000	131,300	25,000	133,300				
2.Water 5.Improve 8.			2023	29,700	145,600	25,000	150,300				
3.Sewer 6.Improve 9.None			2024	33,300	163,600	25,000	171,900				
Street 3 Gravel			2025	50,000	228,100	25,000	253,100				
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 10/18/2005			14.Rear Land				%		3.Topography		
Price 155,000			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				%		7.Open Space		
3.Building 6. 9.			16.Regular Lot	16		1	100	%	0	8.View/Environ	
Financing 1 Conventional			17.Secondary Lot	17		1	100	%	0	9.Fract Share	
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				Acreage/Sites			34.Frontage	
2.Related 5.Partial 8.Other			21.Homesite (Frac				%			35.Triangular Lot	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%			36.Commercial	
Verified 5 Public Record			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 0.00								45.Camp Lot
											46.Site Improve

Waterboro

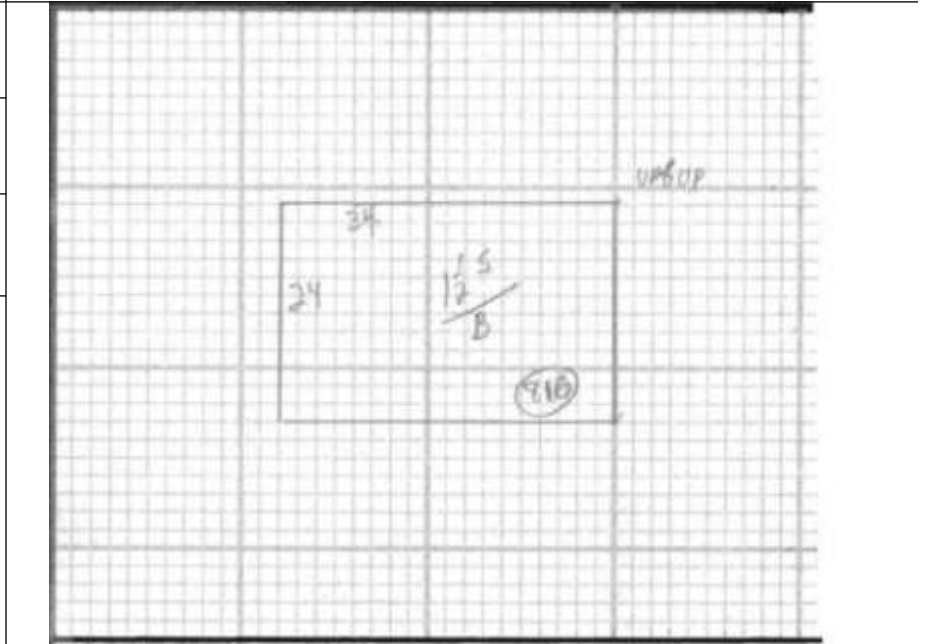
Map Lot 042-00A-093

Account 2766

Location 86 NORTHLAND 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	
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		4.Steam		8.F/WallM	12.	
1.1	4.1.50	7.1.25	Cool Type	0%	9 None	
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		3.H Pump		6.	9.None	
8 Alumunum/Vinyl		Kitchen Style		2 Typical		
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		2 Typical Bath(s)	
Roof Surface		1.Asphalt		4.Composit	7.	
1 Asphalt Shingles		2.Slate		5.Wood	8.	
1.Asphalt		3.Metal		6.Other	9.	
SF Masonry Trim		0		# Rooms		
OPEN-3-		0		# Bedrooms		
OPEN-4-		0		# Full Baths		
Year Built		1999		# Half Baths		
Year Remodeled		0		# Addn Fixtures		
Foundation		4 Wood		# Fireplaces		
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>			
2.C Block	5.Slab	8.				
3.Br/Stone	6.Prs/Post	9.				
Basement		4 Full Basement				
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		0				
Wet Basement		1 Dry Basement				
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	2018	128	3 100	5	0	% 100 %	1.One Story Fram
22 Encl Frame Porch	2018	128	3 100	5	0	% 100 %	2.Two Story Fram
21 Open Frame	2018	64	3 100	5	0	% 100 %	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