

TOPE, CHAD
 MOULIN, JENNIFER
 PO BOX 632
 NORTH WATERBORO ME 04061

B14334P733 B15672P407 B18361P371 B19125P61
 Previous Owner
 CARRUTHERS NATASHA L
 106 MAYFAIR WAY

NORTH WATERBORO ME 04061
 Sale Date: 9/30/2022

Previous Owner
 LABBE, LUCAS M & SELLERS, NICOLE C
 ATTN: NATASHA L CARRUTHERS
 106 MAYFAIR WAY
 NORTH WATERBORO ME 04061
 Sale Date: 12/05/2016

Previous Owner
 SEEHAGEN JAYME
 106 MAYFAIR WAY

NORTH WATERBORO ME 04061
 Sale Date: 7/02/2009

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	30,000	114,600	10,000	134,600		
1ST MORTGAGE 0			2013	30,000	114,600	10,000	134,600		
2ND MORTGAGE 0			2014	30,000	114,600	10,000	134,600		
Zone/Land Use 47 Lake Arrowhead			2015	30,000	114,600	10,000	134,600		
Secondary Zone			2016	15,000	114,600	15,000	114,600		
2017			2017	15,000	114,600	15,000	114,600		
Topography 2 Rolling			2018	15,000	114,600	0	129,600		
1.Level 4.Below St 7.Steep			2019	15,000	114,600	0	129,600		
2.Rolling 5.Low 8.Wet			2020	15,000	114,600	0	129,600		
3.Above St 6.Swampy 9.Lev/Roll			2021	16,500	114,600	0	131,100		
Utilities 9 No Water/No Sewer			2022	18,000	126,100	0	144,100		
1.Public 4.Improve 7.Improve			2023	19,800	139,800	0	159,600		
2.Water 5.Improve 8.			2024	22,200	157,000	0	179,200		
3.Sewer 6.Improve 9.None			2025	30,000	216,600	25,000	221,600		
Street 3 Gravel			Land Data						
1.Paved 4.Proposed 7.ROW			Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp 5.Pvt 8.None					Frontage	Depth	Factor	Code	
3.Gravel 6.Aband 9.TG PLAN			11.Ossipee WF			%		1.Unimproved	
LAND USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
BUILDING USE 0			13.Waterfront			%		3.Topography	
Sale Data			14.Rear Land			%		4.Size/Shape	
			15.Misc			%		5.Access or Rear	
Sale Date 9/30/2022						%		6.Restriction	
Price 299,900						%		7.Open Space	
Sale Type 2 Land & Buildings						%		8.View/Environ	
1.Land 4.Mobile 7.			Square Foot	Square Feet				9.Fract Share	
2.L & B 5.Other 8.				16	1	100	%	0	
3.Building 6. 9.			17.Secondary Lot			%		30.Rear (201+)	
Financing 9 Unknown			18.Excess Land			%		31.Tillable/Horti	
1.Convent 4.Seller 7.			19.Condominium			%		32.Pasture	
2.FHA/VA 5.Private 8.			20.Pavement			%		33.Orchard	
3.Assumed 6.Cash 9.Unknown						%		34.Frontage	
Validity 1 Arms Length Sale						%		35.Triangular Lot	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreage/Sites				36.Commercial	
2.Related 5.Partial 8.Other			21.Homesite (Frac			%		37.Softwood	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		38.Mixed Wood	
Verified 5 Public Record			23.Non Conforming			%		39.Hardwood	
1.Buyer 4.Agent 7.Family			Acres			%		40.Wasteland	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		41.Gravel Pit (Ac	
3.Lender 6.MLS 9.			25.Excess (10+)			%		42.Mobile Home Si	
			26.Excess			%		43.Condo Site	
			27.Rear (1-100)			%		44.Utility ROW	
			28.Rear (101-150)			%		45.Camp Lot	
			29.Rear (151-200)			%		46.Site Improve	
			Total Acreage		0.00				

Waterboro

Map Lot 042-00A-262


Account 2637

Location 106 MAYFAIR WAY

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 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 4 One & 1/2 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 8 Alumunum/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 110%
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) 800
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 4	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 2004	# Half Baths 0	Funct. % Good 87%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 1 Incomplete
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
					%	%	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

