

PENDLETON, TIANA  
 PENDLETON, DEVON  
 7 KINGS COURT  
 NORTH WATERBORO ME 04061

B11160P59 B17006P733 B17895P218 B17914P748

Previous Owner  
 ERICKSON, CORINNE M  
 7 KINGS COURT

NORTH WATERBORO ME 04061  
 Sale Date: 3/28/2023

Previous Owner  
 GOLDAMMER, OLGA  
 38 COLE ROAD

KENNEBUNK ME 04043  
 Sale Date: 8/02/2019

Previous Owner  
 LACOURSE AMY L  
 132 MILLS ROAD

LEBANON ME 04027  
 Sale Date: 3/19/2019

Inspection Witnessed By:

X \_\_\_\_\_ Date \_\_\_\_\_

No./Date	Description	Date Insp.

Notes:

Validity **1 Arms Length Sale**  
 1.Valid 4.Split 7.Renovate  
 2.Related 5.Partial 8.Other  
 3.Distress 6.Exempt 9.

Verified **5 Public Record**  
 1.Buyer 4.Agent 7.Family  
 2.Seller 5.Pub Rec 8.Other  
 3.Lender 6.MLS 9.

Property Data		
Neighborhood	<b>2 LAC EAST</b>	
Tree Growth Year	<b>0</b>	
1ST MORTGAGE	<b>0</b>	
2ND MORTGAGE	<b>0</b>	
Zone/Land Use	<b>47 Lake Arrowhead</b>	
Secondary Zone		
Topography	<b>2 Rolling</b>	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	<b>9 No Water/No Sewer</b>	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	<b>3 Gravel</b>	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	<b>0</b>	
BUILDING USE	<b>0</b>	

Sale Data		
Sale Date	<b>3/28/2023</b>	
Price	<b>300,000</b>	
Sale Type	<b>2 Land &amp; Buildings</b>	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	<b>9 Unknown</b>	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
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Assessment Record				
Year	Land	Buildings	Exempt	Total
2012	30,000	103,700	0	133,700
2013	30,000	103,700	0	133,700
2014	30,000	103,700	0	133,700
2015	30,000	103,700	0	133,700
2016	15,000	103,700	0	118,700
2017	15,000	103,700	0	118,700
2018	15,000	103,700	0	118,700
2019	15,000	103,700	0	118,700
2020	15,000	103,700	0	118,700
2021	16,500	103,700	0	120,200
2022	18,000	114,100	0	132,100
2023	19,800	126,500	0	146,300
2024	22,200	142,100	0	164,300
2025	30,000	193,200	0	223,200

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF				%		1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		<b>Acres</b>
				%		30.Rear (201+)
				%		31.Tillable/Horti
				%		32.Pasture
				%		33.Orchard
				%		34.Frontage
				%		35.Triangular Lot
				%		36.Commercial
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.Gravel Pit (Ac
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Utility ROW
				%		45.Camp Lot
				%		46.Site Improve
<b>Total Acreage</b>		0.00				


## Waterboro

Map Lot 042-00A-286

Account 2656

Location 7 KINGS COURT

Card 1 Of 1 9/23/2024

Building Style	<b>2 Ranch</b>	SF Bsmt Living	0	Layout	<b>1 Typical</b>
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL		0
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100%</b>	<b>1 Hot Water BB</b>
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>0%</b>	<b>9 None</b>
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	<b>1 Wood Siding</b>		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	<b>2 Typical</b>	
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface	<b>1 Asphalt Shingles</b>		Bath(s) Style	<b>2 Typical Bath(s)</b>	
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim	<b>0</b>		# Rooms	<b>0</b>	
OPEN-3-	<b>0</b>		# Bedrooms	<b>3</b>	
OPEN-4-	<b>0</b>		# Full Baths	<b>1</b>	
Year Built	<b>1990</b>		# Half Baths	<b>0</b>	
Year Remodeled	<b>0</b>		# Addn Fixtures	<b>0</b>	
Foundation	<b>1 Concrete</b>		# Fireplaces	<b>0</b>	
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
					%	%	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

1.Incomp	4.Small	7.Layout
2.O-Built	5.CDU	8.Other
3.Damage	6.Style	9.None
Econ. % Good	<b>100%</b>	
Economic Code	<b>None</b>	
0.None	3.Services	7.
1.Location	4.Traffic	8.
2.Encroach	9.None	9.
Entrance Code	<b>0</b>	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Office	9.RS
Information Code	<b>0</b>	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.SNY

