

MICHAUD, TODD C  
MICHAUD, HEATHER  
7 VICTORIA LANE  
NORTH WATERBORO ME 04061

B9242P109 B14847P98 B15737P804 B15749P565 B19104P590

Previous Owner  
PETRIN JOSIAH D  
NUNAN, KAYLA J  
7 VICTORIA LANE  
NORTH WATERBORO ME 04061  
Sale Date: 9/01/2022

Previous Owner  
FOLLEY TIMOTHY J & MARY ANN  
ATTN: KAYLA NUNAN & JOSIAH PETRIN  
7 VICTORIA LANE  
NORTH WATERBORO ME 04061  
Sale Date: 6/29/2016

Previous Owner  
EASTMAN FRANCIS & THAYER ROBERT & KIMBERLY  
C/O ROBERT & KIMBERLY THAYER  
23 MILLIKEN ST  
OLD ORCHARD BEACH ME 04064  
Sale Date: 10/29/2009

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record							
Neighborhood <b>1 LAC WEST</b>			Year	Land	Buildings	Exempt	Total			
Tree Growth Year <b>0</b>			2012	30,000	133,500	0	163,500			
1ST MORTGAGE <b>0</b>			2013	30,000	133,500	0	163,500			
2ND MORTGAGE <b>0</b>			2014	30,000	133,500	0	163,500			
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	30,000	133,500	0	163,500			
Secondary Zone			2016	15,000	132,200	0	147,200			
Topography <b>2 Rolling</b>			2017	15,000	132,200	0	147,200			
1.Level 4.Below St 7.Steep			2018	15,000	132,200	0	147,200			
2.Rolling 5.Low 8.Wet			2019	15,000	132,200	0	147,200			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	132,200	0	147,200			
Utilities <b>9 No Water/No Sewer</b>			2021	16,500	132,200	0	148,700			
1.Public 4.Improve 7.Improve			2022	18,000	145,400	0	163,400			
2.Water 5.Improve 8.			2023	19,800	161,300	0	181,100			
3.Sewer 6.Improve 9.None			2024	22,200	181,100	0	203,300			
Street <b>3 Gravel</b>			2025	30,000	246,800	0	276,800			
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>							
2.Semi Imp 5.Pvt 8.None										
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>	
LAND USE <b>0</b>			11.Ossipee WF		Frontage	Depth	Factor	Code		
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved	
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De	
Sale Date <b>9/01/2022</b>			14.Rear Land				%		3.Topography	
Price <b>320,000</b>			15.Misc				%		4.Size/Shape	
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear	
1.Land 4.Mobile 7.							%		6.Restriction	
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>			%		7.Open Space	
3.Building 6. 9.			16.Regular Lot	16	1	100	%	0	8.View/Environ	
Financing <b>9 Unknown</b>			17.Secondary Lot				%		9.Fract Share	
1.Convent 4.Seller 7.			18.Excess Land				%		<b>Acres</b>	
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti	
Validity <b>1 Arms Length Sale</b>							%		32.Pasture	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acres/Sites</b>			%		33.Orchard	
2.Related 5.Partial 8.Other			21.Homesite (Frac				%		34.Frontage	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot	
Verified <b>5 Public Record</b>			23.Non Conforming				%		36.Commercial	
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		37.Softwood	
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)				%		38.Mixed Wood	
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood	
			26.Excess				%		40.Wasteland	
			27.Rear (1-100)				%		41.Gravel Pit (Ac	
			28.Rear (101-150)				%		42.Mobile Home Si	
			29.Rear (151-200)				%		43.Condo Site	
			<b>Total Acreage 0.00</b>							44.Utility ROW
										45.Camp Lot
										46.Site Improve

## Waterboro

Map Lot 043-822

Account 2838

Location 7 VICTORIA LANE

Card 1 Of 1 9/23/2024

Building Style	<b>4 Cape Cod</b>	SF Bsmt Living	<b>0</b>	Layout	<b>1 Typical</b>
1.Conv	5.Garr/Col	Fin Bsmt Grade	<b>0 0</b>	1.Typical	4. 7.
2.Ranch	6.Split	OPEN 5 OPTIONAL <b>0</b>		2.Inadeq	5. 8.
3.R Ranch	7.Contemp/	Heat Type	<b>100% 1 Hot Water BB</b>	3.Not func	6. 9.
4.Cape	8.Log	1.HWBB	5.FWA	Attic <b>9 None</b>	
Dwelling Units <b>1</b>		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin
Other Units <b>0</b>		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair
Stories <b>4 One &amp; 1/2 Story</b>		4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi
1.1	4.1.50	Cool Type	<b>0% 9 None</b>	Insulation <b>1 Full</b>	
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal
3.3	6.2.50	2.Evapor	5. 8.	2.Heavy	5.Unk
Exterior Walls <b>8 Aluminum/Vinyl</b>		3.H Pump	6. 9.None	3.Capped	
0.Wood	4.Asb/Asph	Kitchen Style	<b>2 Typical</b>	Unfinished % <b>0%</b>	
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor <b>3 Average 105%</b>	
2.Wd Sh	6.Br/St	2.Typical	5. 8.	1.E Grade	4.B Grade
3.Compos.	7.Nov	3.Old Type	6. 9.None	7.AAA Grad	8.
Roof Surface <b>1 Asphalt Shingles</b>		Bath(s) Style	<b>2 Typical Bath(s)</b>	3.C Grade	6.AA Grade
1.Asphalt	4.Composit	1.Modern	4.Obsolete	9.Same	
2.Slate	5.Wood	2.Typical	5. 8.	SQFT (Footprint) <b>816</b>	
3.Metal	6.Other	3.Old Type	6. 9.None	Condition <b>6 Good</b>	
SF Masonry Trim <b>0</b>		# Rooms	<b>8</b>	1.Poor	4.Avg
OPEN-3- <b>0</b>		# Bedrooms	<b>4</b>	7.V G	8.Exc
OPEN-4- <b>0</b>		# Full Baths	<b>2</b>	2.Fair	5.Avg+
Year Built <b>1999</b>		# Half Baths	<b>0</b>	3.Avg-	6.Good
Year Remodeled <b>2004</b>		# Addn Fixtures	<b>0</b>	9.Same	
Foundation <b>1 Concrete</b>		# Fireplaces	<b>0</b>	Phys. % Good <b>0%</b>	
1.Concrete	4.Wood	Functional Code <b>9 None</b>			
2.C Block	5.Slab	1.Incomp			
3.Br/Stone	6.Prs/Post	4.Small			
Basement <b>4 Full Basement</b>		7.Layout			
1.1/4 Bmt	4.Full Bmt	2.O-Built			
2.1/2 Bmt	5.None	5.CDU			
3.3/4 Bmt	6. 9.None	8.Other			
Bsmt Gar # Cars <b>0</b>		3.Damage			
Wet Basement <b>1 Dry Basement</b>		6.Style			
1.Dry	4. 7.	9.None			
2.Damp	5. 8.	Econ. % Good <b>100%</b>			
3.Wet	6. 9.	Economic Code <b>None</b>			
		0.None			
		3.Services			
		7. 4.			
		1.Location			
		4.Traffic			
		8. 9.			
		2.Encroach			
		9.None			
		Entrance Code <b>1 Interior Inspect</b>			
		1.Interior			
		4.Vacant			
		7. 8.			
		2.Refusal			
		5.Estimate			
		8. 9.RS			
		3.Informed			
		6.Office			
		9.RS			
		Information Code <b>1 Owner</b>			
		1.Owner			
		4.Agent			
		7. 8.			
		2.Relative			
		5.Estimate			
		8. 9.SNY			
		3.Tenant			
		6.Other			

Date Inspected 6/20/2005

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

