

MORTELL, JANEL P
MORTELL, BABELLE M & MELISSA A
128 SILVER BROOK ROAD
MILTON MA 02186

B8551P134 B9351P132 B19228P235

Previous Owner
BLACK DAVE & JACKIE
48 LAKEVIEW DRIVE

NORTH WATERBORO ME 04061
Sale Date: 4/25/2023

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:
8/08/17 - combined 043-912 (1 Secondary Lot) with this lot per deed B/P 9351-132 SB
20.0505 -- added 22x25 carport -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	101,300	144,800	16,000	230,100		
1ST MORTGAGE 0			2013	101,300	144,800	16,000	230,100		
2ND MORTGAGE 0			2014	101,300	144,800	16,000	230,100		
Zone/Land Use 47 Lake Arrowhead			2015	101,300	144,800	16,000	230,100		
Secondary Zone			2016	96,300	143,400	21,000	218,700		
Topography 2 Rolling			2017	96,300	143,400	21,000	218,700		
1.Level 4.Below St 7.Steep			2018	103,800	143,400	26,000	221,200		
2.Rolling 5.Low 8.Wet			2019	103,800	143,400	26,000	221,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	103,800	144,100	26,000	221,900		
Utilities 9 No Water/No Sewer			2021	114,200	147,300	30,380	231,120		
1.Public 4.Improve 7.Improve			2022	124,500	162,100	31,000	255,600		
2.Water 5.Improve 8.			2023	137,000	179,700	31,000	285,700		
3.Sewer 6.Improve 9.None			2024	153,600	201,800	31,000	324,400		
Street 3 Gravel			2025	146,700	266,200	0	412,900		
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	13	Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF	170		170	70 %	2	1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 4/25/2023			14.Rear Land				%		3.Topography
Price 515,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot		Square Feet				6.Restriction
2.L & B 5.Other 8.			16.Regular Lot	17		1	100 %	0	7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing 9 Unknown			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreege/Sites				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 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		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
			Total Acreage		0.33				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 043-911

Account 2915

Location 48 LAKEVIEW DRIVE

Card 1

Of 1

9/23/2024

Building Style	2 Ranch		
1.Conv	5.Garr/Col	9.Other	
2.Ranch	6.Split	10.Mohome	
3.R Ranch	7.Contemp/	11.Condo	
4.Cape	8.Log	12.	
Dwelling Units	1		
Other Units	0		
Stories	1 One Story		
1.1	4.1.50	7.1.25	
2.2	5.1.75	8.	
3.3	6.2.50	9.	
Exterior Walls	8 Aluminum/Vinyl		
0.Wood	4.Asb/Asph	8.Alum/Vin	
1.Wood	5.T-111	9.Other	
2.Wd Sh	6.Br/St	11.	
3.Compos.	7.Nov	12.	
Roof Surface	1 Asphalt Shingles		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	0		
OPEN-3-	0		
OPEN-4-	0		
Year Built	1999		
Year Remodeled	0		
Foundation	1 Concrete		
1.Concrete	4.Wood	7.	
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.	

SF Bsmt Living	1000		
Fin Bsmt Grade	3 100		
OPEN 5 OPTIONAL	0		
Heat Type	100% 1 Hot Water BB		
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.HWRAD	7.Electric	11.	
4.Steam	8.F/WallM	12.	
Cool Type	0% 9 None		
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	2 Typical		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	2 Typical Bath(s)		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	5		
# Bedrooms	2		
# Full Baths	2		
# Half Baths	0		
# Addn Fixtures	0		
# Fireplaces	0		



Layout	1 Typical		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.Not func	6.	9.	
Attic	9 None		
1.1/4 Fin	4.Full Fin	7.1/4 Unfi	
2.1/2 Fin	5.F/Stair	8.	
3.3/4 Fin	6.1/2 Unfi	9.None	
Insulation	1 Full		
1.Full	4.Minimal	7.	
2.Heavy	5.Unk	8.	
3.Capped	6.	9.None	
Unfinished %	0%		
Grade & Factor	3 Average 100%		
1.E Grade	4.B Grade	7.AAA Grad	
2.D Grade	5.A Grade	8.	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	1120		
Condition	6 Good		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	0%		
Funct. % Good	100%		
Functional Code	9 None		
1.Incomp	4.Small	7.Layout	
2.O-Built	5.CDU	8.Other	
3.Damage	6.Style	9.None	
Econ. % Good	100%		
Economic Code	None		
0.None	3.Services	7.	
1.Location	4.Traffic	8.	
2.Encroach	9.None	9.	
Entrance Code	1 Interior Inspect		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Office	9.RS	
Information Code	1 Owner		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.SNY	



Date Inspected 6/27/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	160	0 0	0	0	% 0	%	1.One Story Fram
22 Encl Frame Porch	1999	160	2 100	4	95	% 100	%	2.Two Story Fram
68 Wood Deck	0	180	0 0	0	0	% 0	%	3.Three Story Fr
71 Carport	2020	550	3 100	4	0	% 100	%	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

