

NADEAU, RICHARD C JR
 NADEAU, DAWN M (JT) JR
 4 LAZY BROOK LANE
 NORTH WATERBORO ME 04061

B11714P166 B16928P370 B17107P782 B17107P788
 Previous Owner
 JEFFERS JOHNNIE E & SUZANNE M
 4 LAZY BROOK LN
 N WATERBORO ME 04061
 Sale Date: 12/12/2018

Previous Owner
 MECAP, LLC
 C/O JOHNNIE & SUZANNE JEFFERS
 4 LAZY BROOK LN
 N WATERBORO ME 04061
 Sale Date: 4/01/2016

Previous Owner
 LALUMIERE, SCOTT P
 84 MIDDLE ST
 PORTLAND ME 04101
 Sale Date: 10/01/2015

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 16.0323 - changed story height & removed incomplete code - ak
 23.0131 - added 24x20 deck - vw

Waterboro

Property Data			Assessment Record							
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	30,000	110,200	10,000	130,200			
1ST MORTGAGE 0			2013	30,000	110,200	10,000	130,200			
2ND MORTGAGE 0			2014	30,000	110,200	0	140,200			
Zone/Land Use 47 Lake Arrowhead			2015	30,000	110,200	0	140,200			
Secondary Zone			2016	15,000	131,100	0	146,100			
Topography 7 Steep			2017	15,000	131,100	0	146,100			
1.Level 4.Below St 7.Steep			2018	15,000	131,100	0	146,100			
2.Rolling 5.Low 8.Wet			2019	15,000	135,000	0	150,000			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	135,000	0	150,000			
Utilities 9 No Water/No Sewer			2021	16,500	135,000	0	151,500			
1.Public 4.Improve 7.Improve			2022	18,000	148,500	0	166,500			
2.Water 5.Improve 8.			2023	19,800	164,700	25,000	159,500			
3.Sewer 6.Improve 9.None			2024	22,200	192,600	25,000	189,800			
Street 3 Gravel			2025	30,000	263,100	25,000	268,100			
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 12/12/2018			14.Rear Land				%		3.Topography	
Price 187,000			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	Square Feet					7.Open Space	
3.Building 6. 9.			16.Regular Lot	16	1	100	%	0	8.View/Environ	
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share	
1.Convent 4.Seller 7.			18.Excess Land				%		Acres	
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		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 0.00							44.Utility ROW
										45.Camp Lot
										46.Site Improve

