

GAGNON-VICTOR, LUC-OLIVER  
LATAILLE, SOPHIA G  
41 IMPERIAL WAY  
NORTH WATERBORO ME 04061

B14699P466 B15166P747 B18692P517

Previous Owner  
WELLMAN CHRISTOPHER S  
WELLMAN, KATRINA A  
12 TAYLOR LANE  
KENNEBUNK ME 04043  
Sale Date: 6/04/2021

Previous Owner  
LIBBY JENNIFER L  
C/O CHRISTOPHER WELLMAN  
PO BOX 963  
KENNEBUNK ME 04043  
Sale Date: 5/29/2007

Previous Owner  
LIBBY JENNIFER L & ADAM W  
41 IMPERIAL WAY

NORTH WATERBORO ME 04061  
Sale Date: 12/12/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood <b>2 LAC EAST</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	30,000	117,800	0	147,800		
1ST MORTGAGE <b>0</b>			2013	30,000	117,800	0	147,800		
2ND MORTGAGE <b>0</b>			2014	30,000	117,800	0	147,800		
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	30,000	117,800	0	147,800		
Secondary Zone			2016	15,000	111,000	0	126,000		
Topography <b>1 Level</b>			2017	15,000	111,000	0	126,000		
1.Level 4.Below St 7.Steep			2018	15,000	111,000	0	126,000		
2.Rolling 5.Low 8.Wet			2019	15,000	111,000	0	126,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	112,100	0	127,100		
Utilities <b>9 No Water/No Sewer</b>			2021	16,500	112,100	0	128,600		
1.Public 4.Improve 7.Improve			2022	18,000	123,300	0	141,300		
2.Water 5.Improve 8.			2023	19,800	136,700	0	156,500		
3.Sewer 6.Improve 9.None			2024	22,200	154,200	0	176,400		
Street <b>3 Gravel</b>			2025	30,000	182,000	0	212,000		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN									
LAND USE <b>0</b>			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
BUILDING USE <b>0</b>					Frontage	Depth	Factor	Code	
<b>Sale Data</b>			11.Ossipee WF			%		1.Unimproved	
Sale Date <b>6/04/2021</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
Price <b>270,000</b>			13.Waterfront			%		3.Topography	
Sale Type <b>2 Land &amp; Buildings</b>			14.Rear Land			%		4.Size/Shape	
1.Land 4.Mobile 7.			15.Misc			%		5.Access or Rear	
2.L & B 5.Other 8.			<b>Square Foot</b>		<b>Square Feet</b>			6.Restriction	
3.Building 6. 9.			16.Regular Lot	16	1	100 %	0	7.Open Space	
Financing <b>9 Unknown</b>			17.Secondary Lot			%		8.View/Environ	
1.Convent 4.Seller 7.			18.Excess Land			%		9.Fract Share	
2.FHA/VA 5.Private 8.			19.Condominium			%		<b>Acres</b>	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		30.Rear (201+)	
Validity <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>		<b>Acreege/Sites</b>			31.Tillable/Horti	
1.Valid 4.Split 7.Renovate			21.Homesite (Frac			%		32.Pasture	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr			%		33.Orchard	
3.Distress 6.Exempt 9.			23.Non Conforming			%		34.Frontage	
Verified <b>5 Public Record</b>			<b>Acres</b>			%		35.Triangular Lot	
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)			%		36.Commercial	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)			%		37.Softwood	
3.Lender 6.MLS 9.			26.Excess			%		38.Mixed Wood	
			27.Rear (1-100)			%		39.Hardwood	
			28.Rear (101-150)			%		40.Wasteland	
			29.Rear (151-200)			%		41.Gravel Pit (Ac	
			<b>Total Acreage</b>		<b>0.00</b>			42.Mobile Home Si	
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

## Waterboro

Map Lot 044-000-A323

Account 2982

Location 41 IMPERIAL WAY

Card 1

Of 1

9/23/2024

Building Style	<b>4 Cape Cod</b>	SF Bsmt Living	<b>400</b>	Layout	<b>1 Typical</b>
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	<b>3 100</b>	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL	<b>0</b>	2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100%</b>	3.Not func
4.Cape	8.Log	12.	<b>8 Floor/Wall Unit M</b>		6.
Dwelling Units	<b>1</b>		1.HWBB	5.FWA	9.No Heat
Other Units	<b>0</b>		2.HWCI	6.GravWA	10.
Stories	<b>1 One Story</b>		3.HWRAD	7.Electric	11.
1.1	4.1.50	7.1.25	4.Steam	8.F/WallM	12.
2.2	5.1.75	8.	Cool Type	<b>0%</b>	<b>9 None</b>
3.3	6.2.50	9.	1.Refrig	4.W&C Air	7.
Exterior Walls	<b>1 Wood Siding</b>		2.Evapor	5.	8.
0.Wood	4.Asb/Asph	8.Alum/Vin	3.H Pump	6.	9.None
1.Wood	5.T-111	9.Other	Kitchen Style	<b>2 Typical</b>	
2.Wd Sh	6.Br/St	11.	1.Modern	4.Obsolete	7.
3.Compos.	7.Nov	12.	2.Typical	5.	8.
Roof Surface	<b>1 Asphalt Shingles</b>		3.Old Type	6.	9.None
1.Asphalt	4.Composit	7.	Bath(s) Style	<b>2 Typical Bath(s)</b>	
2.Slate	5.Wood	8.	1.Modern	4.Obsolete	7.
3.Metal	6.Other	9.	2.Typical	5.	8.
SF Masonry Trim	<b>0</b>		3.Old Type	6.	9.None
OPEN-3-	<b>0</b>		# Rooms	<b>0</b>	
OPEN-4-	<b>0</b>		# Bedrooms	<b>3</b>	
Year Built	<b>1988</b>		# Full Baths	<b>2</b>	
Year Remodeled	<b>0</b>		# Half Baths	<b>0</b>	
Foundation	<b>1 Concrete</b>		# Addn Fixtures	<b>0</b>	
1.Concrete	4.Wood	7.	# Fireplaces	<b>1</b>	
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
68 Wood Deck	0	320	0 0	0	0	0 %	0 %
22 Encl Frame Porch	0	32	0 0	0	0	0 %	0 %
24 Frame Shed	0	120	0 0	0	0	0 %	0 %
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%

