

GARLAND, KAREN
23 TIMBER LANE
NORTH WATERBORO ME 04061

B13464P178 B15257P243 B19339P717

Previous Owner
GARLAND ANNETTE
23 TIMBER LN

NORTH WATERBORO ME 04061
Sale Date: 11/01/2023

Previous Owner
FOREST ACRES ASSOCIATES
C/O TWIN CITY RADIATOR
PO BOX 611
BIDDEFORD ME 04005
Sale Date: 9/14/2007

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record							
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	30,000	150,700	10,000	170,700			
1ST MORTGAGE 0			2013	30,000	150,700	10,000	170,700			
2ND MORTGAGE 0			2014	30,000	150,700	10,000	170,700			
Zone/Land Use 47 Lake Arrowhead			2015	30,000	150,700	10,000	170,700			
Secondary Zone			2016	15,000	150,700	15,000	150,700			
Topography 2 Rolling			2017	15,000	150,700	15,000	150,700			
1.Level 4.Below St 7.Steep			2018	15,000	150,700	20,000	145,700			
2.Rolling 5.Low 8.Wet			2019	15,000	150,700	20,000	145,700			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	150,700	20,000	145,700			
Utilities 9 No Water/No Sewer			2021	16,500	150,700	24,500	142,700			
1.Public 4.Improve 7.Improve			2022	18,000	165,800	25,000	158,800			
2.Water 5.Improve 8.			2023	19,800	183,900	25,000	178,700			
3.Sewer 6.Improve 9.None			2024	22,200	206,500	25,000	203,700			
Street 3 Gravel			2025	30,000	286,700	0	316,700			
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 11/01/2023			14.Rear Land				%		3.Topography	
Price			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				%		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 2 Related Parties							%		32.Pasture	
1.Valid 4.Split 7.Renovate			Fract. Acre				%		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

Waterboro

Map Lot 044-000-A361


Account 3015

Location 23 TIMBER LANE

Card 1

Of 1

9/23/2024

Building Style	2 Ranch			SF Bsmt Living	0			Layout	1 Typical								
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	0 0			1.Typical	4.	7.							
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL	0			2.Inadeq	5.	8.							
3.R Ranch	7.Contemp/	11.Condo		Heat Type	100% 1 Hot Water BB			3.Not func	6.	9.							
4.Cape	8.Log	12.		1.HWB	5.FWA	9.No Heat	Attic	0									
Dwelling Units 1				2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.1/4 Unfi								
Other Units 0				3.HWRAD	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.								
Stories 1 One Story				4.Steam	8.FI/WallM	12.	3.3/4 Fin	6.1/2 Unfi	9.None								
1.1	4.1.50	7.1.25		Cool Type	0% 9 None			Insulation	1 Full								
2.2	5.1.75	8.		1.Refrigt	4.W&C Air	7.	1.Full	4.Minimal	7.								
3.3	6.2.50	9.		2.Evapor	5.	8.	2.Heavy	5.Unk	8.								
Exterior Walls 8 Aluminum/Vinyl				3.H Pump	6.	9.None	3.Capped	6.	9.None								
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	2 Typical			Unfinished %	0%								
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Grade & Factor	4 Good 100%									
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.	1.E Grade	4.B Grade	7.AAA Grad								
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.								
Roof Surface 1 Asphalt Shingles				Bath(s) Style	2 Typical Bath(s)			3.C Grade	6.AA Grade	9.Same							
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	SQFT (Footprint)	1196									
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition	8 Excellent									
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G								
SF Masonry Trim 0				# Rooms	5			2.Fair	5.Avg+	8.Exc							
OPEN-3- 0				# Bedrooms	2			3.Avg-	6.Good	9.Same							
OPEN-4- 0				# Full Baths	1			Phys. % Good	0%								
Year Built 2007				# Half Baths	1			Funct. % Good	100%								
Year Remodeled 0				# Addn Fixtures	0			Functional Code	9 None								
Foundation 1 Concrete				# Fireplaces	0			1.Incomp	4.Small	7.Layout							
1.Concrete	4.Wood	7.									2.O-Built	5.CDU	8.Other				
2.C Block	5.Slab	8.									3.Damage	6.Style	9.None	Econ. % Good	100%		
3.Br/Stone	6.Prs/Post	9.									Economic Code None						
Basement 4 Full Basement											0.None 3.Services 7.						
1.1/4 Bmt	4.Full Bmt	7.									1.Location 4.Traffic 8.						
2.1/2 Bmt	5.None	8.									2.Encroach 9.None 9.						
3.3/4 Bmt	6.	9.None									Entrance Code 0						
Bsmt Gar # Cars 0											1.Interior 4.Vacant 7.						
Wet Basement 1 Dry Basement											2.Refusal 5.Estimate 8.						
1.Dry	4.	7.									3.Informed 6.Office 9.RS						
2.Damp	5.	8.		Information Code 0													
3.Wet	6.	9.		1.Owner 4.Agent 7.													
Date Inspected				2.Relative 5.Estimate 8.													
				3.Tenant 6.Other 9.SNY													

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	484	0	0 0	0	0	0 %	0 %	1.One Story Fram
21 Open Frame	126	0	0 0	0	0	0 %	0 %	2.Two Story Fram
68 Wood Deck	144	0	0 0	0	0	0 %	0 %	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