

MURRAY, KATHERINE L
 MURRAY, TAMMY L
 69 VICTORIA LANE
 NORTH WATERBORO ME 04061

B13419P29 B15277P980 B15552P148 B17216P475
 Previous Owner
 STIMPSON ROSEMARIE D
 MURRAY, KATHERINE L
 69 VICTORIA LANE
 NORTH WATERBORO ME 04064
 Sale Date: 4/23/2021

Previous Owner
 HENSEL CATHERINE T
 ATTN: ROSEMARIE STIMPSON&KATHERINE MURRAY
 69 VICTORIA LN
 N WATERBORO ME 04061
 Sale Date: 11/30/2017

Previous Owner
 HAINES SHAUN M & GABRIELA V BASSI
 69 VICTORIA LANE
 NORTH WATERBORO ME 04061
 Sale Date: 10/15/2007

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data		
Neighborhood	2 LAC EAST	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	47 Lake Arrowhead	
Secondary Zone		
Topography	2 Rolling	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	3 Gravel	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	4/23/2021	
Price		
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	2 Related Parties	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2012	30,000	126,000	0	156,000
2013	30,000	126,000	0	156,000
2014	30,000	126,000	0	156,000
2015	30,000	126,000	0	156,000
2016	15,000	126,000	0	141,000
2017	15,000	126,000	0	141,000
2018	15,000	126,000	0	141,000
2019	15,000	126,000	0	141,000
2020	15,000	126,000	0	141,000
2021	16,500	126,000	0	142,500
2022	18,000	138,600	0	156,600
2023	19,800	153,800	0	173,600
2024	22,200	172,700	0	194,900
2025	30,000	243,600	0	273,600

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF				%		1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
Square Foot	Square Feet					Acres
16.Regular Lot	16	1	100	%	0	9.Fract Share
17.Secondary Lot				%		30.Rear (201+)
18.Excess Land				%		31.Tillable/Horti
19.Condominium				%		32.Pasture
20.Pavement				%		33.Orchard
				%		34.Frontage
				%		35.Triangular Lot
				%		36.Commercial
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.Gravel Pit (Ac
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Utility ROW
				%		45.Camp Lot
				%		46.Site Improve
Total Acreage			0.00			


Waterboro

Map Lot 044-000-A371

Account 3024

Location 69 VICTORIA LANE

Card 1 Of 1 9/23/2024

Building Style	5 Garrison/Colonial			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.HWBB	5.FWA	9.No Heat	Attic 9 None				
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	2 Two 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.Refrig	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	1 Wood Siding			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 3 Average 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) 624				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition 5 Above Average				
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg 7.V G			
SF Masonry Trim	0			# Rooms	0			2.Fair	5.Avg+ 8.Exc		
OPEN-3-	0			# Bedrooms	3			3.Avg-	6.Good 9.Same		
OPEN-4-	0			# Full Baths	1			Phys. % Good 0%			
Year Built	1989			# 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
3.Br/Stone	6.Prs/Post	9.								Econ. % Good 100%	
Basement	4 Full Basement									Economic Code None	
1.1/4 Bmt	4.Full Bmt	7.								0.None	3.Services 7.
2.1/2 Bmt	5.None	8.								1.Location	4.Traffic 8.
3.3/4 Bmt	6.	9.None								2.Encroach	9.None 9.
Bsmt Gar # Cars	0									Entrance Code 0	
Wet Basement	1 Dry Basement									1.Interior	4.Vacant 7.
1.Dry	4.	7.								2.Refusal	5.Estimate 8.
2.Damp	5.	8.		3.Informed	6.Office 9.RS						
3.Wet	6.	9.		Information Code 0							
				1.Owner	4.Agent 7.						
				2.Relative	5.Estimate 8.						
				3.Tenant	6.Other 9.SNY						

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
26 1SFr Overhang	0	48	0 0	0	0	0 %	0 %	1.One Story Fram
21 Open Frame	0	144	0 0	0	0	0 %	0 %	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

