

GARDNER, BRENNA ANN
MASTRAN, JAMES J IV
48 HUNTER ROAD
NORTH WATERBORO ME 04061

B13572P81 B15566P1 B15569P45 B16404P567 B18750P432

Previous Owner
BURCHYNS RAYMOND C
BURCHYNS, PRISCILLA T
48 HUNTER ROAD
NORTH WATERBORO ME 04061
Sale Date: 7/27/2021

Previous Owner
CHAMPION JASON D & WOODBURY BRIANNA A
48 HUNTER RD

NORTH WATERBORO ME 04061
Sale Date: 9/04/2012

Previous Owner
THE BANK OF NEW YORK
48 HUNTER RD

NORTH WATERBORO ME 04061
Sale Date: 2/24/2009

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data			Assessment Record								
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total				
Tree Growth Year 0			2012	45,000	146,500	0	191,500				
1ST MORTGAGE 0			2013	45,000	146,500	0	191,500				
2ND MORTGAGE 0			2014	45,000	146,500	0	191,500				
Zone/Land Use 47 Lake Arrowhead			2015	45,000	146,500	10,000	181,500				
Secondary Zone			2016	22,500	146,500	15,000	154,000				
Topography 2 Rolling			2017	22,500	146,500	15,000	154,000				
1.Level 4.Below St 7.Steep			2018	22,500	146,500	20,000	149,000				
2.Rolling 5.Low 8.Wet			2019	22,500	146,500	20,000	149,000				
3.Above St 6.Swampy 9.Lev/Roll			2020	22,500	146,900	20,000	149,400				
Utilities 9 No Water/No Sewer			2021	24,800	146,900	24,500	147,200				
1.Public 4.Improve 7.Improve			2022	27,000	161,600	25,000	163,600				
2.Water 5.Improve 8.			2023	29,700	179,200	0	208,900				
3.Sewer 6.Improve 9.None			2024	33,300	201,200	0	234,500				
Street 3 Gravel			2025	50,000	287,000	0	337,000				
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 7/27/2021			14.Rear Land				%		3.Topography		
Price 350,000			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	17		1	100	%	0	9.Fract Share	
1.Convent 4.Seller 7.			18.Excess Land				%			30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium				%			31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement				%			32.Pasture	
Validity 1 Arms Length Sale							%			33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreage/Sites					34.Frontage	
2.Related 5.Partial 8.Other			21.Homesite (Frac				%			35.Triangular Lot	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%			36.Commercial	
Verified 5 Public Record			23.Non Conforming				%			37.Softwood	
1.Buyer 4.Agent 7.Family			Acres				%			38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%			39.Hardwood	
3.Lender 6.MLS 9.			25.Excess (10+)				%			40.Wasteland	
			26.Excess				%			41.Gravel Pit (Ac	
			27.Rear (1-100)				%			42.Mobile Home Si	
			28.Rear (101-150)				%			43.Condo Site	
			29.Rear (151-200)				%			44.Utility ROW	
			Total Acreage 0.00								45.Camp Lot
											46.Site Improve

Waterboro

Map Lot 044-000-A393


Account 3040

Location 48 HUNTER ROAD

Card 1

Of 1

9/23/2024

Building Style	1 Conventional			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 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	3 Average 125%			
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) 768				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition 7 Very Good				
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	4			3.Avg-	6.Good	9.Same	
OPEN-4- 0				# Full Baths	2			Phys. % Good 0%			
Year Built 0				# Half Baths	0			Funct. % Good 100%			
Year Remodeled 1997				# Addn Fixtures	0			Functional Code 9 None			
Foundation 0				# Fireplaces	0			1.Incomp	4.Small	7.Layout	
1.Concrete	4.Wood	7.									
2.C Block	5.Slab	8.									
3.Br/Stone	6.Prs/Post	9.									
Basement 1 1/4 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 4											
Wet Basement 1 Dry Basement											
1.Dry	4.	7.									
2.Damp	5.	8.									
3.Wet	6.	9.									
Date Inspected				1.Owner			4.Agent	7.			
				2.Relative			5.Estimate	8.			
				3.Tenant			6.Other	9.SNY			

Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
68 Wood Deck	0	96	0 0	0	0	0	%	%	1.One Story Fram
26 1SFr Overhang	0	30	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

