

MARTEL ALAN W
MARTEL, RENEE M
123 OLD PORTLAND ROAD
NO WATERBORO ME 04061

B14515P819 B16284P385

Previous Owner
FOX ALBERT L & ANITA L
21 CATHEDRAL CIRCLE

NASHUA NH 03063
Sale Date: 7/01/2005

Property Data			Assessment Record						
Neighborhood 5 LAC WF C			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	103,200	174,300	0	277,500		
1ST MORTGAGE 0			2013	127,200	174,300	0	301,500		
2ND MORTGAGE 0			2014	103,200	174,300	0	277,500		
Zone/Land Use 47 Lake Arrowhead			2015	103,200	174,300	0	277,500		
Secondary Zone			2016	110,100	174,300	0	284,400		
Topography 2 Rolling			2017	110,100	174,300	0	284,400		
1.Level 4.Below St 7.Steep			2018	142,500	174,300	0	316,800		
2.Rolling 5.Low 8.Wet			2019	142,500	174,300	0	316,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	142,500	178,900	0	321,400		
Utilities 9 No Water/No Sewer			2021	156,700	178,900	0	335,600		
1.Public 4.Improve 7.Improve			2022	171,000	196,800	0	367,800		
2.Water 5.Improve 8.			2023	188,100	218,300	0	406,400		
3.Sewer 6.Improve 9.None			2024	210,800	245,100	0	455,900		
Street 3 Gravel			2025	213,200	298,700	0	511,900		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF	12	218	350	31 %	4	1.Unimproved
BUILDING USE 0			12.Arrowhead WF	11	305	120	5 %	2	2.Excess Ftg /De
Sale Data			13.Waterfront				%		3.Topography
Sale Date 7/01/2005			14.Rear Land				%		4.Size/Shape
Price 335,000			15.Misc				%		5.Access or Rear
Sale Type 2 Land & Buildings							%		6.Restriction
1.Land 4.Mobile 7.			Square Foot	Square Feet					7.Open Space
2.L & B 5.Other 8.				16.Regular Lot	16		1	80 %	6
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing 1 Conventional			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		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 1 Buyer			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		1.30			44.Utility ROW
									45.Camp Lot
									46.Site Improve

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:
16.1205 - lot absorbed 45-1-333 in 2014 commitment, but added new land in the system. 2017 will be first time assessed. -AK
23.1226 - added 8x12 shed -sb

Waterboro

Map Lot 045-001-335

Account 3185

Location 123 OLD PORTLAND ROAD

Card 1 Of 1 9/23/2024

Building Style	8 Log Home	SF Bsmt Living	518	Layout	1 Typical	
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	3 110	1.Typical	
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq	
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	1 Hot Water BB	
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	
Dwelling Units 1		2.HWCI		6.GravWA	10.	
Other Units 0		3.HWRAD		7.Electric	11.	
Stories 1 One Story		4.Steam		8.F/WallM	12.	
1.1	4.1.50	7.1.25	Cool Type	0%	9 None	
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	
3.3	6.2.50	9.	2.Evapor	5.	8.	
Exterior Walls 9 Other		3.H Pump		6.	9.None	
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style		2 Typical	
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.	
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.	
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None	
Roof Surface 1 Asphalt Shingles		Bath(s) Style		2 Typical Bath(s)		
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	
2.Slate	5.Wood	8.	2.Typical	5.	8.	
3.Metal	6.Other	9.	3.Old Type	6.	9.None	
SF Masonry Trim 0		# Rooms		6		
OPEN-3- 0		# Bedrooms		3		
OPEN-4- 0		# Full Baths		3		
Year Built 2000		# Half Baths		0		
Year Remodeled 0		# Addn Fixtures		0		
Foundation 1 Concrete		# Fireplaces		0		
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>			
2.C Block	5.Slab	8.				
3.Br/Stone	6.Prs/Post	9.				
Basement 4 Full 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 1						
Wet Basement 1 Dry Basement						
1.Dry	4.	7.				
2.Damp	5.	8.				
3.Wet	6.	9.				
Date Inspected		8/15/2005				

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	56	0 0	0	0	0 %	0 %
68 Wood Deck	0	504	0 0	0	0	0 %	0 %
68 Wood Deck	0	504	0 0	0	0	0 %	0 %
24 Frame Shed	2023	96	3 100	4	0	100 %	100 %
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%

