

GUAY NICHOLAS S
8 CENTER COURT
NORTH WATERBORO ME 04061

B3766P28 B15226P610 B17788P305

Previous Owner
MOSLEY PATRICK & BELL, SARAH
ATTN: NICHOLAS GUAY
8 CENTER COURT
N WATERBORO ME 04061
Sale Date: 8/24/2018

Previous Owner
BISSETT SUSAN J
820 CHANDLER STREET

TEWKSBURY MA 01876
Sale Date: 8/06/2007

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record								
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total				
Tree Growth Year 0			2012	30,000	112,000	0	142,000				
1ST MORTGAGE 0			2013	30,000	112,000	0	142,000				
2ND MORTGAGE 0			2014	30,000	112,000	0	142,000				
Zone/Land Use 47 Lake Arrowhead			2015	30,000	112,000	0	142,000				
Secondary Zone			2016	15,000	112,000	0	127,000				
Topography 2 Rolling			2017	15,000	112,000	0	127,000				
1.Level 4.Below St 7.Steep			2018	15,000	112,000	0	127,000				
2.Rolling 5.Low 8.Wet			2019	15,000	112,000	0	127,000				
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	114,200	0	129,200				
Utilities 9 No Water/No Sewer			2021	16,500	114,200	0	130,700				
1.Public 4.Improve 7.Improve			2022	18,000	125,700	0	143,700				
2.Water 5.Improve 8.			2023	19,800	139,400	0	159,200				
3.Sewer 6.Improve 9.None			2024	22,200	156,500	0	178,700				
Street 3 Gravel			2025	30,000	220,600	0	250,600				
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 8/24/2018			14.Rear Land				%		3.Topography		
Price 147,500			15.Misc				%		4.Size/Shape		
Sale Type 2 Land & Buildings							%		5.Access or Rear		
1.Land 4.Mobile 7.			Square Foot				%		6.Restriction		
2.L & B 5.Other 8.			16.Regular Lot	16		1	100	%	0	7.Open Space	
3.Building 6. 9.			17.Secondary Lot				%			8.View/Environ	
Financing 9 Unknown			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			Fract. Acre				%			32.Pasture	
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%			33.Orchard	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%			34.Frontage	
3.Distress 6.Exempt 9.			23.Non Conforming				%			35.Triangular Lot	
Verified 5 Public Record			Acres				%			36.Commercial	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%			37.Softwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%			38.Mixed Wood	
3.Lender 6.MLS 9.			26.Excess				%			39.Hardwood	
			27.Rear (1-100)				%			40.Wasteland	
			28.Rear (101-150)				%			41.Gravel Pit (Ac	
			29.Rear (151-200)				%			42.Mobile Home Si	
			Total Acreage 0.00								43.Condo Site
											44.Utility ROW
											45.Camp Lot
											46.Site Improve

Waterboro

Map Lot 045-001-457

Account 3288

Location 8 CENTER COURT

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% 9 Not Heated	3.Not func	6.	9.		
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			Attic	4 Full Finished	
2.2	5.1.75	8.		1.Refrig	4.W&C Air	7.		1.1/4 Fin	4.Full Fin	7.1/4 Unfi
3.3	6.2.50	9.		2.Evapor	5.	8.		2.1/2 Fin	5.F/Stair	8.
Exterior Walls	2 Wood Shingle			3.H Pump	6.	9.None		3.3/4 Fin	6.1/2 Unfi	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	2 Typical			Insulation	4 Minimal	
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.		1.Full	4.Minimal	7.
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.		2.Heavy	5.Unk	8.
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None		3.Capped	6.	9.None
Roof Surface	1 Asphalt Shingles			Bath(s) Style	2 Typical Bath(s)			Unfinished %	0%	
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.		Grade & Factor	3 Average 105%	
2.Slate	5.Wood	8.		2.Typical	5.	8.		1.E Grade	4.B Grade	7.AAA Grad
3.Metal	6.Other	9.		3.Old Type	6.	9.None		2.D Grade	5.A Grade	8.
SF Masonry Trim	0			# Rooms	5			3.C Grade	6.AA Grade	9.Same
OPEN-3-	0			# Bedrooms	2			SQFT (Footprint)	442	
OPEN-4-	0			# Full Baths	1			Condition	5 Above Average	
Year Built	1970			# Half Baths	0			1.Poor	4.Avg	7.V G
Year Remodeled	0			# Addn Fixtures	0			2.Fair	5.Avg+	8.Exc
Foundation	6 Piers/Posts			# Fireplaces	0			3.Avg-	6.Good	9.Same
1.Concrete	4.Wood	7.						Phys. % Good	0%	
2.C Block	5.Slab	8.						Funct. % Good	100%	
3.Br/Stone	6.Prs/Post	9.						Functional Code	9 None	
Basement	9 No Basement							1.Incomp	4.Small	7.Layout
1.1/4 Bmt	4.Full Bmt	7.						2.O-Built	5.CDU	8.Other
2.1/2 Bmt	5.None	8.						3.Damage	6.Style	9.None
3.3/4 Bmt	6.	9.None						Econ. % Good	100%	
Bsmt Gar # Cars	0							Economic Code	None	
Wet Basement	9 No Basement							0.None	3.Services	7.
1.Dry	4.	7.						1.Location	4.Traffic	8.
2.Damp	5.	8.						2.Encroach	9.None	9.
3.Wet	6.	9.						Entrance Code	5 Estimated	
								1.Interior	4.Vacant	7.
								2.Refusal	5.Estimate	8.
								3.Informed	6.Office	9.RS
								Information Code	5 Estimate	
								1.Owner	4.Agent	7.
								2.Relative	5.Estimate	8.
								3.Tenant	6.Other	9.SNY



Date Inspected 8/02/2005

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	150	0 0	0	0	0 %	0 %
1 One Story Frame	0	237	0 0	0	0	0 %	0 %
68 Wood Deck	0	150	0 0	0	0	0 %	0 %
68 Wood Deck	0	290	0 0	0	0	0 %	0 %
68 Wood Deck	0	104	0 0	0	0	0 %	0 %
21 Open Frame	0	104	0 0	0	0	0 %	0 %
23 Frame Garage	0	480	0 0	0	0	0 %	0 %
						%	%
						%	%
						%	%

