

WENTWORTH DEBORA F  
WENTWORTH, NATHAN R  
102 DIAMOND DR  
N WATERBORO ME 04061

B10119P85 B15416P143 B15453P429 B15453P432

Previous Owner  
DESVERGNES ANDRE J  
PO BOX 219

LIMERICK ME 04048  
Sale Date: 10/02/2013

Previous Owner  
WHITTEN EMIL N  
PO BOX 375

NORTH WATERBORO ME 04061  
Sale Date: 7/14/2008

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>1 LAC WEST</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	97,600	156,500	0	254,100		
1ST MORTGAGE <b>0</b>			2013	97,600	156,500	0	254,100		
2ND MORTGAGE <b>0</b>			2014	97,600	156,500	0	254,100		
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	97,600	156,500	0	254,100		
Secondary Zone			2016	92,700	156,500	0	249,200		
Topography <b>2 Rolling</b>			2017	92,700	156,500	0	249,200		
1.Level 4.Below St 7.Steep			2018	92,700	156,500	0	249,200		
2.Rolling 5.Low 8.Wet			2019	92,700	156,500	0	249,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	92,700	157,300	0	250,000		
Utilities <b>9 No Water/No Sewer</b>			2021	102,000	157,300	0	259,300		
1.Public 4.Improve 7.Improve			2022	111,300	173,000	0	284,300		
2.Water 5.Improve 8.			2023	122,400	191,900	0	314,300		
3.Sewer 6.Improve 9.None			2024	137,200	215,500	0	352,700		
Street <b>3 Gravel</b>			2025	136,600	282,800	0	419,400		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF	12	Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			12.Arrowhead WF	122		150	80 %	2	1.Unimproved
<b>Sale Data</b>			13.Waterfront						2.Excess Ftg /De
			14.Rear Land						3.Topography
Sale Date <b>10/02/2013</b>			15.Misc						4.Size/Shape
Price <b>250,000</b>									5.Access or Rear
Sale Type <b>2 Land &amp; Buildings</b>									6.Restriction
1.Land 4.Mobile 7.									7.Open Space
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>					8.View/Environ
3.Building 6. 9.			16.Regular Lot						9.Fract Share
Financing <b>1 Conventional</b>			17.Secondary Lot						<b>Acres</b>
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 <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					33.Orchard
1.Valid 4.Split 7.Renovate			21.Homesite (Frac						34.Frontage
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr						35.Triangular Lot
3.Distress 6.Exempt 9.			23.Non Conforming						36.Commercial
Verified <b>1 Buyer</b>			<b>Acres</b>						37.Softwood
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)						38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)						39.Hardwood
3.Lender 6.MLS 9.			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
			<b>Total Acreage 0.21</b>						44.Utility ROW
									45.Camp Lot
									46.Site Improve

# Waterboro

Map Lot 045-001-509

Account 3330

Location 102 DIAMOND DRIVE

Card 1

Of 1

9/23/2024

Building Style	<b>2 Ranch</b>	SF Bsmt Living	0	Layout	<b>1 Typical</b>
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL		0
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100%</b>	<b>1 Hot Water BB</b>
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	<b>1</b>		2.HWCI	6.GravWA	10.
Other Units	<b>0</b>		3.HWRAD	7.Electric	11.
Stories	<b>1 One Story</b>		4.Steam	8.Fl/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	<b>0%</b>	<b>9 None</b>
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	<b>8 Almunum/Vinyl</b>		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	<b>2 Typical</b>	
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	<b>1 Asphalt Shingles</b>		Bath(s) Style	<b>2 Typical Bath(s)</b>	
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	<b>0</b>		# Rooms	<b>6</b>	
OPEN-3-	<b>0</b>		# Bedrooms	<b>3</b>	
OPEN-4-	<b>0</b>		# Full Baths	<b>2</b>	
Year Built	<b>2001</b>		# Half Baths	<b>0</b>	
Year Remodeled	<b>0</b>		# Addn Fixtures	<b>0</b>	
Foundation	<b>1 Concrete</b>		# Fireplaces	<b>0</b>	
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e8b57; color: white; padding: 10px 15px; 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	<b>4 Full Basement</b>				
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	<b>0</b>				
Wet Basement	<b>1 Dry Basement</b>				
1.Dry	4.	7.			
2.Damp	5.	8.			
3.Wet	6.	9.			
Date Inspected	8/05/2005				

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	132	0 0	0	0	0 %	0 %	1.One Story Fram
23 Frame Garage	0	676	0 0	0	0	0 %	0 %	2.Two Story Fram
68 Wood Deck	0	190	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

