

PETIT, CHRISTOPHER D
PETIT, MOLLY M
12 DIAMOND DR
NORTH WATERBORO ME 04061

B5021P53 B18152P787 B18373P21 B18428P87 B18673P573

Previous Owner
PARKS, RYAN CHRISTOPHER
1357 ASHFORD AVE # 287

SAN JUAN PR 00907
Sale Date: 10/27/2020

Previous Owner
MALBERA, RICHARD D, TRUSTEE
MALERBA FAMILY 2020 TRUST
12 DIAMOND DRIVE
NORTH WATERBORO ME 04061
Sale Date: 9/10/2020

Previous Owner
MALERBA RICHARD D
MALERBA, LINDA C
12 DIAMOND DRIVE
NORTH WATERBORO MA 04061
Sale Date: 1/22/2020

Inspection Witnessed By:

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

Notes:
17.1115 - changed address from Revere, MA to 12 Diamond Drive, now claims residency here -sb

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																																	
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																													
Tree Growth Year 0			2012	112,300	138,600	0	250,900																																																																																																																																																																																																													
1ST MORTGAGE 0			2013	112,300	138,600	0	250,900																																																																																																																																																																																																													
2ND MORTGAGE 0			2014	112,300	138,600	0	250,900																																																																																																																																																																																																													
Zone/Land Use 47 Lake Arrowhead			2015	112,300	138,600	0	250,900																																																																																																																																																																																																													
Secondary Zone			2016	106,700	138,600	0	245,300																																																																																																																																																																																																													
Topography 2 Rolling			2017	106,700	138,600	0	245,300																																																																																																																																																																																																													
1.Level 4.Below St 7.Steep			2018	106,700	138,600	0	245,300																																																																																																																																																																																																													
2.Rolling 5.Low 8.Wet			2019	106,700	138,600	0	245,300																																																																																																																																																																																																													
3.Above St 6.Swampy 9.Lev/Roll			2020	106,700	139,400	20,000	226,100																																																																																																																																																																																																													
Utilities 9 No Water/No Sewer			2021	117,300	139,400	24,500	232,200																																																																																																																																																																																																													
1.Public 4.Improve 7.Improve			2022	128,000	153,400	0	281,400																																																																																																																																																																																																													
2.Water 5.Improve 8.			2023	140,800	170,100	0	310,900																																																																																																																																																																																																													
3.Sewer 6.Improve 9.None			2024	157,800	191,000	0	348,800																																																																																																																																																																																																													
Street 3 Gravel			2025	157,200	264,700	25,000	396,900																																																																																																																																																																																																													
1.Paved 4.Proposed 7.ROW			<table border="1"> <thead> <tr> <th colspan="5">Land Data</th> </tr> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>11.Ossipee WF</td> <td>12</td> <td>105</td> <td>190</td> <td>95 %</td> <td>2</td> <td>1.Unimproved</td> </tr> <tr> <td>12.Arrowhead WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>2.Excess Ftg /De</td> </tr> <tr> <td>13.Waterfront</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>3.Topography</td> </tr> <tr> <td>14.Rear Land</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>4.Size/Shape</td> </tr> <tr> <td>15.Misc</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>5.Access or Rear</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>6.Restriction</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>7.Open Space</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>8.View/Environ</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>9.Fract Share</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>Acres</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>30.Rear (201+)</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>31.Tillable/Horti</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>32.Pasture</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>33.Orchard</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>34.Frontage</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>35.Triangular Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>36.Commercial</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>37.Softwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>38.Mixed Wood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>39.Hardwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>40.Wasteland</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>41.Gravel Pit (Ac</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>42.Mobile Home Si</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>43.Condo Site</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>44.Utility ROW</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>45.Camp Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>46.Site Improve</td> </tr> </tbody> </table>					Land Data					Front Foot	Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code	11.Ossipee WF	12	105	190	95 %	2	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					%		9.Fract Share					%		Acres					%		30.Rear (201+)					%		31.Tillable/Horti					%		32.Pasture					%		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
Land Data																																																																																																																																																																																																																				
Front Foot	Type	Effective		Influence		Influence Codes																																																																																																																																																																																																														
		Frontage	Depth	Factor	Code																																																																																																																																																																																																															
11.Ossipee WF	12	105	190	95 %	2	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																																																																																																																																																																																																														
				%		9.Fract Share																																																																																																																																																																																																														
				%		Acres																																																																																																																																																																																																														
				%		30.Rear (201+)																																																																																																																																																																																																														
				%		31.Tillable/Horti																																																																																																																																																																																																														
				%		32.Pasture																																																																																																																																																																																																														
				%		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																																																																																																																																																																																																														
LAND USE 0			Square Foot																																																																																																																																																																																																																	
BUILDING USE 0			Square Feet																																																																																																																																																																																																																	
Sale Data			Acreege/Sites																																																																																																																																																																																																																	
Sale Date 10/27/2020			21.Homesite (Frac																																																																																																																																																																																																																	
Price 401,000			22.Vacant Lot (Fr																																																																																																																																																																																																																	
Sale Type 2 Land & Buildings			23.Non Conforming																																																																																																																																																																																																																	
1.Land 4.Mobile 7.			Acres																																																																																																																																																																																																																	
2.L & B 5.Other 8.			24.Excess (5-10)																																																																																																																																																																																																																	
3.Building 6. 9.			25.Excess (10+)																																																																																																																																																																																																																	
Financing 9 Unknown			26.Excess																																																																																																																																																																																																																	
1.Convent 4.Seller 7.			27.Rear (1-100)																																																																																																																																																																																																																	
2.FHA/VA 5.Private 8.			28.Rear (101-150)																																																																																																																																																																																																																	
3.Assumed 6.Cash 9.Unknown			29.Rear (151-200)																																																																																																																																																																																																																	
Validity 1 Arms Length Sale			Total Acreage 0.23																																																																																																																																																																																																																	
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.																																																																																																																																																																																																																				

