

NICKERSON MATTHEW A
 MOORE, DEIDRE A
 274 OLD PORTLAND RD
 N WATERBORO ME 04061

B14855P907 B15606P588 B15772P58 B15947P648

Previous Owner
 NEWMAN, KRIS A & MEGHAN K
 C/O MATTHEW NICKERSON
 274 OLD PORTLAND RD
 N WATERBORO ME 04061
 Sale Date: 3/03/2015

Previous Owner
 WELLS PETER J
 274 OLD PORTLAND RD
 N WATERBORO ME 04061
 Sale Date: 9/24/2010

Previous Owner
 KAZIMER LOUIS & CYNTHIA LIMING
 C/O PETER J WELLS
 274 OLD PORTLAND RD
 N WATERBORO ME 04061
 Sale Date: 12/03/2009

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	45,000	137,900	0	182,900		
1ST MORTGAGE 0			2013	45,000	137,900	0	182,900		
2ND MORTGAGE 0			2014	45,000	137,900	0	182,900		
Zone/Land Use 47 Lake Arrowhead			2015	45,000	137,900	0	182,900		
Secondary Zone			2016	22,500	131,600	0	154,100		
Topography 2 Rolling			2017	22,500	131,600	0	154,100		
1.Level 4.Below St 7.Steep			2018	22,500	131,600	0	154,100		
2.Rolling 5.Low 8.Wet			2019	22,500	131,600	0	154,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	22,500	132,700	0	155,200		
Utilities 9 No Water/No Sewer			2021	24,800	132,700	0	157,500		
1.Public 4.Improve 7.Improve			2022	27,000	146,000	0	173,000		
2.Water 5.Improve 8.			2023	29,700	161,900	0	191,600		
3.Sewer 6.Improve 9.None			2024	33,300	181,800	0	215,100		
Street 3 Gravel			2025	50,000	229,500	0	279,500		
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			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date 3/03/2015			15.Misc			%		5.Access or Rear	
Price 167,000						%		6.Restriction	
Sale Type 2 Land & Buildings						%		7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.			16.Regular Lot	16	1	100	%	0	
3.Building 6. 9.			17.Secondary Lot	17	1	100	%	0	
Financing 1 Conventional			18.Excess Land			%			
1.Convent 4.Seller 7.			19.Condominium			%			
2.FHA/VA 5.Private 8.			20.Pavement			%			
3.Assumed 6.Cash 9.Unknown						%			
Validity 1 Arms Length Sale			Fract. Acre	Acreage/Sites					
1.Valid 4.Split 7.Renovate			21.Homesite (Frac			%			
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr			%			
3.Distress 6.Exempt 9.			23.Non Conforming			%			
Verified 1 Buyer			Acres			%			
1.Buyer 4.Agent 7.Family			24.Excess (5-10)			%			
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)			%			
3.Lender 6.MLS 9.			26.Excess			%			
			27.Rear (1-100)			%			
			28.Rear (101-150)			%			
			29.Rear (151-200)			%			
			Total Acreage		0.00				

Waterboro

Map Lot 045-001-576

Account 3390

Location 274 OLD PORTLAND ROAD

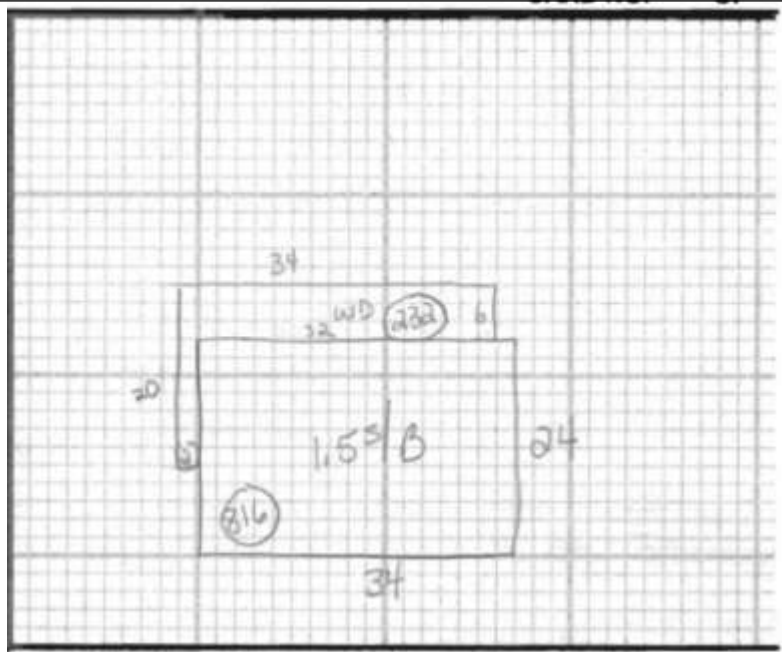
Card 1 Of 1 9/23/2024

Building Style	4 Cape Cod	SF Bsm't Living	0	Layout	1 Typical		
1.Conv	5.Garr/Col	9.Other	Fin Bsm't 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		
Dwelling Units 1			2.HWCI	6.GravWA	10.		
Other Units 0			3.HWRAD	7.Electric	11.		
Stories	4 One & 1/2 Story			4.Steam	8.Fl/WallM		
1.1	4.1.50	7.1.25	Cool Type	0% 9 None	12.		
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	1 Wood Siding			3.H Pump	6.		
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	2		
Year Built	1991			# 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: #2e7d72; color: white; width: 40px; height: 40px; border-radius: 5px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">T</div> <div style="font-size: 24px; font-weight: bold; color: #2e7d72;">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					
Bsm't Gar # Cars	0						
Wet Basement	1 Dry Basement						
1.Dry	4.	7.					
2.Damp	5.	8.					
3.Wet	6.	9.					

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	0	864	0 0	0	0	0	0	
68 Wood Deck	0	232	0 0	0	0	0	0	
68 Wood Deck	0	96	0 0	0	0	0	0	



- 1.One Story Fram
- 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