

Map Lot 045-001-641

Account 3437

Location 60 SEQUOIA LANE

Card 1 Of 1 9/23/2024

SHEDNO, JAMES R
60 SEQUOIA LANE
NORTH WATERBORO ME 04061

B13180P39 B14971P49 B16300P852 B19376P743

Previous Owner
SHEDNO JAMES R
MCNALLY, MARYLOU

Sale Date: 4/06/2012

Previous Owner
EVANS KEVIN M & COLLEEN R K
60 SEQUOIA LANE

NORTH WATERBORO ME 04061
Sale Date: 10/02/2006

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
24.0207 - removed Marylou McNally per divorce decree B16300/P852 - vw
24.0207 - Revocable Transfer on Death Deed to Madeline J Shedno B19376/P743 - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	84,600	134,200	0	218,800		
1ST MORTGAGE 0			2013	84,600	134,200	0	218,800		
2ND MORTGAGE 0			2014	84,600	134,200	0	218,800		
Zone/Land Use 47 Lake Arrowhead			2015	84,600	134,200	0	218,800		
Secondary Zone			2016	66,900	134,200	0	201,100		
Topography 2 Rolling			2017	66,900	134,200	0	201,100		
1.Level 4.Below St 7.Steep			2018	66,900	134,200	0	201,100		
2.Rolling 5.Low 8.Wet			2019	66,900	134,200	0	201,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	66,900	134,200	0	201,100		
Utilities 9 No Water/No Sewer			2021	73,600	134,200	0	207,800		
1.Public 4.Improve 7.Improve			2022	80,200	147,600	0	227,800		
2.Water 5.Improve 8.			2023	88,300	163,700	0	252,000		
3.Sewer 6.Improve 9.None			2024	99,000	183,800	25,000	257,800		
Street 3 Gravel			2025	98,300	247,800	25,000	321,100		
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			11.Ossipee WF		Frontage	Depth	Factor	Code	
LAND USE 0			12.Arrowhead WF	13	150	150	25 %	2	1.Unimproved
BUILDING USE 0			13.Waterfront	13	205	150	15 %	2	2.Excess Ftg /De
Sale Data			14.Rear Land				%		3.Topography
Sale Date 4/06/2012			15.Misc				%		4.Size/Shape
Price							%		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	100 %	0	8.View/Environ
3.Building 6. 9.			17.Secondary Lot				%		9.Fract Share
Financing 9 Unknown			18.Excess Land				%		Acres
1.Convent 4.Seller 7.			19.Condominium				%		30.Rear (201+)
2.FHA/VA 5.Private 8.			20.Pavement				%		31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown							%		32.Pasture
Validity 2 Related Parties			Fract. Acre	Acres/Sites					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 5 Public Record			Acres				%		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
			Total Acreage		0.61				
							44.Utility ROW		
							45.Camp Lot		
							46.Site Improve		

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Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical
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	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	4 One & 1/2 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	8 Aluminum/Vinyl		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	1	
Year Built	2003		# Half Baths	1	
Year Remodeled	0		# Addn Fixtures	0	
Foundation	1 Concrete		# Fireplaces	0	
1.Concrete	4.Wood	7.			
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	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
					%	%	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

