

DUFFY MATTHEW R  
DUFFY, JESSICA M  
49 FAIRVIEW DRIVE  
NORTH WATERBORO ME 04061

B11133P246

Previous Owner  
DUFFY MATTHEW R  
49 FAIRVIEW DRIVE

NORTH WATERBORO ME 04061  
Sale Date: 7/19/2005

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:  
19.0806 - added 408 sq ft finished basement -sb

Waterboro

Property Data			Assessment Record						
Neighborhood <b>1 LAC WEST</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	30,000	110,900	10,000	130,900		
1ST MORTGAGE <b>0</b>			2013	30,000	110,900	10,000	130,900		
2ND MORTGAGE <b>0</b>			2014	30,000	110,900	10,000	130,900		
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	30,000	110,900	10,000	130,900		
Secondary Zone			2016	15,000	110,900	15,000	110,900		
Topography <b>2 Rolling</b>			2017	15,000	110,900	15,000	110,900		
1.Level 4.Below St 7.Steep			2018	15,000	110,900	20,000	105,900		
2.Rolling 5.Low 8.Wet			2019	15,000	110,900	20,000	105,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	116,500	20,000	111,500		
Utilities <b>9 No Water/No Sewer</b>			2021	16,500	116,500	24,500	108,500		
1.Public 4.Improve 7.Improve			2022	18,000	128,200	25,000	121,200		
2.Water 5.Improve 8.			2023	19,800	142,200	25,000	137,000		
3.Sewer 6.Improve 9.None			2024	22,200	159,700	25,000	156,900		
Street <b>3 Gravel</b>			2025	30,000	223,000	25,000	228,000		
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		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		5.Access or Rear
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>			%		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 <b>1 Conventional</b>			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>	<b>Acreege/Sites</b>			%		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 <b>1 Buyer</b>			<b>Acres</b>				%		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
			<b>Total Acreage</b>		<b>0.00</b>				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

## Waterboro

Map Lot 045-001-764


Account 3524

Location 49 FAIRVIEW DRIVE

Card 1

Of 1

9/23/2024

Building Style	<b>4 Cape Cod</b>	SF Bsmt Living	<b>408</b>	Layout	<b>1 Typical</b>	
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	<b>3 100</b>	1.Typical	
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL	<b>0</b>	2.Inadeq	
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>4 One &amp; 1/2 Story</b>			4.Steam	8.F/WallM	
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 Alumunum/Vinyl</b>			3.H Pump	6.	
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	<b>1 Modern</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>5</b>		
OPEN-3-	<b>0</b>		# Bedrooms	<b>2</b>		
OPEN-4-	<b>0</b>		# Full Baths	<b>1</b>		
Year Built	<b>2002</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.				
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

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	48	0 0	0	0	0	0
					%	%	
					%	%	
					%	%	
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- 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

