

Map Lot 045-001-776

Account 3533

Location 111 FAIRVIEW DRIVE

Card 1 Of 1

9/23/2024

PELLETIER JASON M  
 111 FAIRVIEW DRIVE  
 NORTH WATERBORO ME 04061

B10065P35 B16635P718 B17256P528

Previous Owner  
 GRANITO JR., V. JAMES TRUSTEE OF THE ALLAN E  
 ATTN: JASON M PELLETIER

NORTH WATERBORO ME 04061  
 Sale Date: 6/20/2016

Previous Owner  
 LEE REBECCA J & DARLENE J PETERSON  
 111 FAIRVIEW DRIVE

NORTH WATERBORO ME 04061 9691  
 Sale Date: 7/01/2013

Inspection Witnessed By:

X	Date
No./Date	Description

Notes:  
 20.0714 - added 1/2 finished basement -sb

Waterboro

Property Data		
Neighborhood	1 LAC WEST	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	47 Lake Arrowhead	
Secondary Zone		
Topography	2 Rolling	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	3 Gravel	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	6/20/2016	
Price	153,400	
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	1 Conventional	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	1 Arms Length Sale	
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.

Assessment Record						
Year	Land	Buildings	Exempt	Total		
2012	30,000	114,400	10,000	134,400		
2013	30,000	114,400	10,000	134,400		
2014	30,000	114,400	10,000	134,400		
2015	30,000	114,400	0	144,400		
2016	15,000	114,400	15,000	114,400		
2017	15,000	114,400	15,000	114,400		
2018	15,000	114,400	0	129,400		
2019	15,000	114,400	0	129,400		
2020	15,000	114,900	20,000	109,900		
2021	16,500	120,300	24,500	112,300		
2022	18,000	132,300	25,000	125,300		
2023	19,800	146,800	25,000	141,600		
2024	22,200	164,800	25,000	162,000		
2025	30,000	222,500	25,000	227,500		
Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF				%		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
Square Foot	Square Feet					9.Fract Share
16.Regular Lot	16	1	100	%	0	Acres
17.Secondary Lot				%		30.Rear (201+)
18.Excess Land				%		31.Tillable/Horti
19.Condominium				%		32.Pasture
20.Pavement				%		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
<b>Total Acreage</b>			0.00			

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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>3 105</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% 1 Hot Water BB</b>	3.Not func
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	12.
1.1	4.1.50	7.1.25	Cool Type	<b>0% 9 None</b>	Insulation <b>1 Full</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.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style <b>2 Typical</b>		Unfinished % <b>0%</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>		Grade & Factor <b>3 Average 105%</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>		SQFT (Footprint) <b>816</b>	
OPEN-3- <b>0</b>		# Bedrooms <b>3</b>		Condition <b>6 Good</b>	
OPEN-4- <b>0</b>		# Full Baths <b>2</b>		1.Poor	
Year Built <b>2001</b>		# Half Baths <b>0</b>		4.Avg	
Year Remodeled <b>0</b>		# Addn Fixtures <b>0</b>		7.V G	
Foundation <b>1 Concrete</b>		# Fireplaces <b>0</b>		2.Fair	
1.Concrete	4.Wood	7.	3.Avg- 6.Good 9.Same		
2.C Block	5.Slab	8.	Phys. % Good <b>0%</b>		
3.Br/Stone	6.Prs/Post	9.	Funct. % Good <b>85%</b>		
Basement <b>4 Full Basement</b>		Functional Code <b>1 Incomplete</b>			
1.1/4 Bmt	4.Full Bmt	7.	1.Incomp		
2.1/2 Bmt	5.None	8.	4.Small		
3.3/4 Bmt	6.	9.None	2.O-Built		
Bsmt Gar # Cars <b>0</b>		3.Damage			
Wet Basement <b>1 Dry Basement</b>		6.Style			
1.Dry	4.	7.	Econ. % Good <b>100%</b>		
2.Damp	5.	8.	Economic Code <b>None</b>		
3.Wet	6.	9.	0.None		
		1.Location			
		4.Traffic			
		2.Encroach			
		9.None			
		Entrance Code <b>0</b>			
		1.Interior			
		4.Vacant			
		7.			
		2.Refusal			
		5.Estimate			
		8.			
		3.Informed			
		6.Office			
		9.RS			
		Information Code <b>0</b>			
		1.Owner			
		4.Agent			
		7.			
		2.Relative			
		5.Estimate			
		8.			
		3.Tenant			
		6.Other			
		9.SNY			



Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	2001	120	3 100	4	95 %	100 %		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

