

BROWN, SHEENA C
117 FAIRVIEW DR
N WATERBORO ME 04061

B14049P200 B18033P43

Previous Owner
ROTFORD JOSEPH P & BLAISDELL LISA A
117 FAIRVIEW DRIVE

NORTH WATERBORO ME 04061 4849
Sale Date: 8/27/2019

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:
24.0923 - changed from 1 bath to 2 baths - vw

Waterboro

Property Data			Assessment Record							
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	30,000	117,000	0	147,000			
1ST MORTGAGE 0			2013	30,000	117,000	10,000	137,000			
2ND MORTGAGE 0			2014	30,000	117,000	10,000	137,000			
Zone/Land Use 47 Lake Arrowhead			2015	30,000	117,000	10,000	137,000			
Secondary Zone			2016	15,000	117,000	15,000	117,000			
Topography 2 Rolling			2017	15,000	117,000	15,000	117,000			
1.Level 4.Below St 7.Steep			2018	15,000	117,000	20,000	112,000			
2.Rolling 5.Low 8.Wet			2019	15,000	117,000	20,000	112,000			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	118,000	20,000	113,000			
Utilities 9 No Water/No Sewer			2021	16,500	118,000	0	134,500			
1.Public 4.Improve 7.Improve			2022	18,000	129,800	25,000	122,800			
2.Water 5.Improve 8.			2023	19,800	144,000	25,000	138,800			
3.Sewer 6.Improve 9.None			2024	22,200	161,700	25,000	158,900			
Street 3 Gravel			2025	30,000	211,100	25,000	216,100			
1.Paved 4.Proposed 7.ROW			Land Data							
2.Semi Imp 5.Pvt 8.None										
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes	
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code		
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved	
Sale Data			13.Waterfront				%		2.Excess Ftg /De	
Sale Date 8/27/2019			14.Rear Land				%		3.Topography	
Price 200,000			15.Misc				%		4.Size/Shape	
Sale Type 2 Land & Buildings							%		5.Access or Rear	
1.Land 4.Mobile 7.			Square Foot				%		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 9 Unknown			18.Excess Land					%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium					%		Acres
2.FHA/VA 5.Private 8.			20.Pavement					%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown								%		31.Tillable/Horti
Validity 1 Arms Length Sale			Fract. Acre					%		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 5 Public Record			Acres					%		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
			Total Acreage		0.00					

46.Site Improve

Waterboro

Map Lot 045-001-778

Account 3535

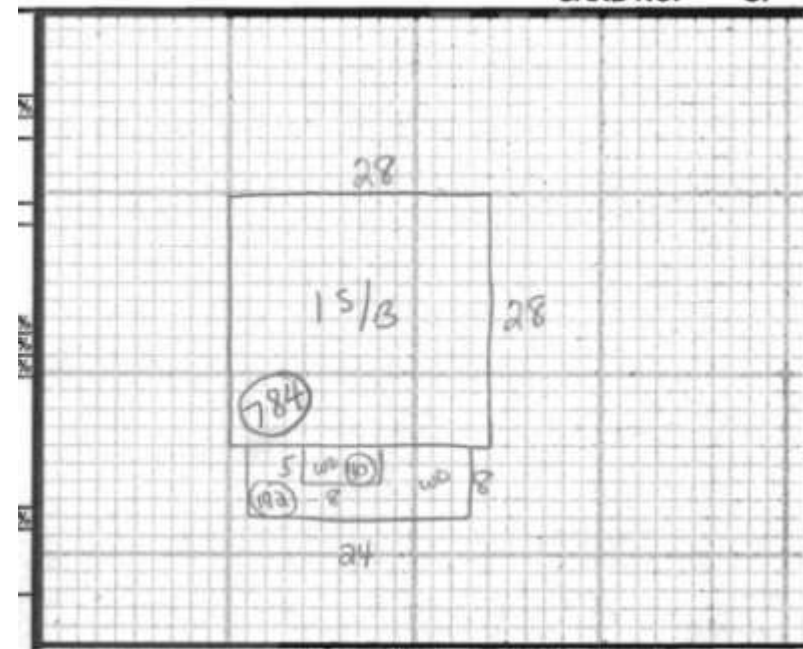
Location 117 FAIRVIEW DRIVE

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	1 One 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	5 T-111		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	5	
OPEN-3-	0		# Bedrooms	3	
OPEN-4-	0		# Full Baths	2	
Year Built	1988		# Half Baths	0	
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	
68 Wood Deck	0	40	0 0	0	0	0	%	1.One Story Fram
68 Wood Deck	0	192	0 0	0	0	0	%	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