

Map Lot 045-001-785

Account 3542

Location 157 FAIRVIEW DRIVE

Card 1 Of 1 9/23/2024

DEVRIES, RYAN D
DEVRIES, NICOLE D
157 FAIRVIEW DRIVE
NORTH WATERBORO ME 04061

B5372P233 B15289P872 B17109P140 B17377P985

Previous Owner
GAGE, CRAIG J
63 OLD ORCHARD ROAD

SACO ME 04072
Sale Date: 5/26/2021

Previous Owner
PALUMBO JENNIFER C
ATTN: CRAIG J GAGE
157 FAIRVIEW DR
N WATERBORO ME 04061
Sale Date: 5/17/2019

Previous Owner
Boudreau, Randall J.

157 Fairview Dr
North Waterboro ME 04061
Sale Date: 10/20/2017

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
21.0616 - added 548 sqft finished basement -sb

Waterboro

Property Data			Assessment Record							
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	30,000	112,700	0	142,700			
1ST MORTGAGE 0			2013	30,000	112,700	0	142,700			
2ND MORTGAGE 0			2014	30,000	112,700	0	142,700			
Zone/Land Use 47 Lake Arrowhead			2015	30,000	112,700	0	142,700			
Secondary Zone			2016	15,000	112,700	0	127,700			
Topography 2 Rolling			2017	15,000	112,700	0	127,700			
1.Level 4.Below St 7.Steep			2018	15,000	112,700	0	127,700			
2.Rolling 5.Low 8.Wet			2019	15,000	112,700	0	127,700			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	113,300	0	128,300			
Utilities 9 No Water/No Sewer			2021	16,500	113,300	0	129,800			
1.Public 4.Improve 7.Improve			2022	18,000	133,500	0	151,500			
2.Water 5.Improve 8.			2023	19,800	148,100	0	167,900			
3.Sewer 6.Improve 9.None			2024	22,200	166,800	0	189,000			
Street 3 Gravel			2025	30,000	233,300	0	263,300			
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 5/26/2021			14.Rear Land				%		3.Topography	
Price 250,000			15.Misc				%		4.Size/Shape	
Sale Type 2 Land & Buildings							%		5.Access or Rear	
1.Land 4.Mobile 7.							%		6.Restriction	
2.L & B 5.Other 8.			Square Foot	Square Feet			%		7.Open Space	
3.Building 6. 9.			16.Regular Lot	16	1	100	%	0	8.View/Environ	
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share	
1.Convent 4.Seller 7.			18.Excess Land				%		Acres	
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti	
Validity 1 Arms Length Sale							%		32.Pasture	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acres/Sites			%		33.Orchard	
2.Related 5.Partial 8.Other			21.Homesite (Frac				%		34.Frontage	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot	
Verified 5 Public Record			23.Non Conforming				%		36.Commercial	
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood	
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood	
			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 0.00							44.Utility ROW
										45.Camp Lot
										46.Site Improve

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Of 1

9/23/2024

Building Style	2 Ranch	SF Bsmt Living	548	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	3 100	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL	0	2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100% 1 Hot Water BB	3.Not func
4.Cape	8.Log	12.	1.HWB	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	Insulation
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.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	Unfinished %
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)	Grade & Factor
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	Phys. % Good
OPEN-3-	0		# Bedrooms	3	Funct. % Good
OPEN-4-	0		# Full Baths	1	Functional Code
Year Built	1989		# Half Baths	1	1.Incomp
Year Remodeled	0		# Addn Fixtures	0	2.O-Built
Foundation	1 Concrete		# Fireplaces	0	3.Damage
1.Concrete	4.Wood	7.			Econ. % Good
2.C Block	5.Slab	8.			Economic Code
3.Br/Stone	6.Prs/Post	9.			0.None
Basement	4 Full Basement				3.Services
1.1/4 Bmt	4.Full Bmt	7.			1.Location
2.1/2 Bmt	5.None	8.			2.Encroach
3.3/4 Bmt	6.	9.None			Entrance Code
Bsmt Gar # Cars	1				1.Interior
Wet Basement	1 Dry Basement				2.Refusal
1.Dry	4.	7.			3.Informed
2.Damp	5.	8.			Information Code
3.Wet	6.	9.			1.Owner
					2.Relative
					3.Tenant



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	48	0 0	0	0	0 %	0 %	1.One Story Fram
37 Unfin Basement	0	48	0 0	0	0	0 %	0 %	2.Two Story Fram
68 Wood Deck	0	40	0 0	0	0	0 %	0 %	3.Three Story Fr
68 Wood Deck	0	120	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
24 Frame Shed	0	64	0 0	0	0	0 %	0 %	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

