

MCQUILLEN, EMILY K  
50 SPRING LAKE DRIVE  
WATERBORO ME 04061

B11950P222 B17597P225 B18920P823

Previous Owner  
SCHAEFER EMILY Y (JT)  
SCHAEFER, KEVIN J  
50 SPRING LAKE DR  
N WATERBORO ME 04061  
Sale Date: 1/04/2022

Previous Owner  
BEAUDOIN JASON C  
ATTN: EMILY & KEVIN SCHAEFER  
50 SPRING LAKE DRIVE  
NORTH WATERBORO ME 04061  
Sale Date: 11/03/2017

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

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	107,100	0	137,100			
1ST MORTGAGE <b>0</b>			2013	30,000	107,100	0	137,100			
2ND MORTGAGE <b>0</b>			2014	30,000	107,100	0	137,100			
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	30,000	107,100	0	137,100			
Secondary Zone			2016	15,000	107,100	0	122,100			
Topography <b>2 Rolling</b>			2017	15,000	107,100	0	122,100			
1.Level 4.Below St 7.Steep			2018	15,000	107,100	0	122,100			
2.Rolling 5.Low 8.Wet			2019	15,000	107,100	0	122,100			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	107,300	20,000	102,300			
Utilities <b>9 No Water/No Sewer</b>			2021	16,500	107,300	24,500	99,300			
1.Public 4.Improve 7.Improve			2022	18,000	118,000	25,000	111,000			
2.Water 5.Improve 8.			2023	19,800	130,900	0	150,700			
3.Sewer 6.Improve 9.None			2024	22,200	147,000	0	169,200			
Street <b>3 Gravel</b>			2025	30,000	197,100	0	227,100			
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 <b>1/04/2022</b>			14.Rear Land				%		3.Topography	
Price <b>285,000</b>			15.Misc				%		4.Size/Shape	
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear	
1.Land 4.Mobile 7.							%		6.Restriction	
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>					7.Open Space	
3.Building 6. 9.			16.Regular Lot	16	1	100	%	0	8.View/Environ	
Financing <b>9 Unknown</b>			17.Secondary Lot				%		9.Fract Share	
1.Convent 4.Seller 7.			18.Excess Land				%		<b>Acres</b>	
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti	
Validity <b>1 Arms Length Sale</b>							%		32.Pasture	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					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 <b>5 Public Record</b>			23.Non Conforming				%		36.Commercial	
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		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	
			<b>Total Acreage 0.00</b>							44.Utility ROW
										45.Camp Lot
										46.Site Improveme

## Waterboro

Map Lot 045-001-786

Account 3543

Location 50 SPRING LAKE DRIVE

Card 1 Of 1 9/23/2024

Building Style	<b>2 Ranch</b>		SF Bsmt Living	<b>0</b>			Layout	<b>1 Typical</b>						
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	<b>0 0</b>			1.Typical	4.	7.					
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL			<b>0</b>	2.Inadeq	5.	8.					
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100% 1 Hot Water BB</b>			3.Not func	6.	9.					
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat		Attic <b>1 1/4 Finished</b>							
Dwelling Units	<b>1</b>		2.HWCI	6.GravWA 10.			1.1/4 Fin	4.Full Fin	7.1/4 Unfi					
Other Units	<b>0</b>		3.HWRAD	7.Electric 11.			2.1/2 Fin	5.FI/Stair 8.						
Stories	<b>1 One Story</b>		4.Steam	8.FI/WallM 12.			3.3/4 Fin	6.1/2 Unfi 9.None						
1.1	4.1.50	7.1.25	Cool Type	<b>0% 9 None</b>			Insulation <b>0</b>							
2.2	5.1.75	8.	1.Refrig	4.W&C Air 7.			1.Full	4.Minimal	7.					
3.3	6.2.50	9.	2.Evapor	5. 8.			2.Heavy	5.Unk 8.						
Exterior Walls			3.H Pump	6. 9.None			3.Capped 6. 9.None							
<b>8 Aluminun/Vinyl</b>			Kitchen Style			<b>2 Typical</b>			Unfinished % <b>0%</b>					
0.Wood	4.Asb/Asph	8.Alum/Vin	1.Modern	4.Obsolete 7.			Grade & Factor <b>3 Average 110%</b>							
1.Wood	5.T-111	9.Other	2.Typical	5. 8.			1.E Grade	4.B Grade	7.AAA Grad					
2.Wd Sh	6.Br/St	11.	3.Old Type	6. 9.None			2.D Grade	5.A Grade 8.						
3.Compos.	7.Nov	12.	Bath(s) Style			<b>2 Typical Bath(s)</b>			3.C Grade 6.AA Grade 9.Same					
Roof Surface			1.Modern	4.Obsolete 7.			SQFT (Footprint) <b>816</b>							
1.Asphalt	4.Composit	7.	2.Typical	5. 8.			Condition <b>7 Very Good</b>							
2.Slate	5.Wood	8.	3.Old Type	6. 9.None			1.Poor	4.Avg	7.V G					
3.Metal	6.Other	9.	# Rooms			<b>5</b>			2.Fair	5.Avg+	8.Exc			
SF Masonry Trim			# Bedrooms			<b>2</b>			3.Avg-	6.Good 9.Same				
OPEN-3-			# Full Baths			<b>1</b>			Phys. % Good <b>0%</b>					
OPEN-4-			# Half Baths			<b>0</b>			Funct. % Good <b>100%</b>					
Year Built <b>2003</b>			# Addn Fixtures			<b>0</b>			Functional Code <b>9 None</b>					
Year Remodeled <b>0</b>			# Fireplaces			<b>1</b>			1.Incomp	4.Small	7.Layout			
Foundation						2.O-Built			5.CDU	8.Other				
<b>1 Concrete</b>						3.Damage			6.Style 9.None			Econ. % Good <b>100%</b>		
1.Concrete	4.Wood	7.				Economic Code <b>None</b>			0.None			3.Services	7.	
2.C Block	5.Slab	8.				1.None			3.Services			7.		
3.Br/Stone	6.Prs/Post	9.				1.Location			4.Traffic			8.		
Basement						2.Encroach			9.None			9.		
<b>4 Full Basement</b>						Entrance Code <b>0</b>			1.Interior			4.Vacant	7.	
1.1/4 Bmt	4.Full Bmt	7.				1.Refusal			5.Estimate			8.		
2.1/2 Bmt	5.None	8.				3.Informed			6.Office			9.RS		
3.3/4 Bmt	6. 9.None					Information Code <b>0</b>			1.Owner			4.Agent	7.	
Bsmt Gar # Cars <b>0</b>			2.Relative			5.Estimate			8.					
Wet Basement			3.Tenant			6.Other			9.SNY					
<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	40	0 0	0	0	0	%	%	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

