

CURRIE-GIRARD, VICTORIA C  
 GIRARD, RICHARD A  
 38 SPRING LAKE DRIVE  
 NORTH WATERBORO ME 04061

B12929P152 B15173P919 B15287P330 B15733P187

Previous Owner  
 MATHIESON, ARTHUR C & MYLA J, TRUSTEES  
 MATHIESON, AURHUR C & MYLA J REVOCABLE LIVING TRUST  
 11 COLONY COVE ROAD  
 DURHAM NH 03824  
 Sale Date: 5/13/2022

Previous Owner  
 MATHIESON, ARTHUR CURTIS  
 MATHIESON, MYLA JEAN  
 11 COLONY COVE ROAD  
 DURHAM NH 03824  
 Sale Date: 10/07/2021

Previous Owner  
 GOLDEN, JONATHAN M SR  
 GOLDEN, EUNICE K  
 38 SPRING LAKE DRIVE  
 NORTH WATERBORO ME 04061  
 Sale Date: 5/28/2021

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood <b>1 LAC WEST</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	30,000	109,500	0	139,500		
1ST MORTGAGE <b>0</b>			2013	30,000	109,500	0	139,500		
2ND MORTGAGE <b>0</b>			2014	30,000	109,500	0	139,500		
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	30,000	109,500	0	139,500		
Secondary Zone			2016	15,000	109,500	0	124,500		
Topography <b>2 Rolling</b>			2017	15,000	109,500	0	124,500		
1.Level 4.Below St 7.Steep			2018	15,000	109,500	0	124,500		
2.Rolling 5.Low 8.Wet			2019	15,000	109,500	0	124,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	110,500	0	125,500		
Utilities <b>9 No Water/No Sewer</b>			2021	16,500	110,500	0	127,000		
1.Public 4.Improve 7.Improve			2022	18,000	121,600	0	139,600		
2.Water 5.Improve 8.			2023	19,800	134,900	0	154,700		
3.Sewer 6.Improve 9.None			2024	22,200	152,100	0	174,300		
Street <b>3 Gravel</b>			2025	30,000	202,000	0	232,000		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date <b>5/13/2022</b>			15.Misc			%		5.Access or Rear	
Price <b>320,000</b>						%		6.Restriction	
Sale Type <b>2 Land &amp; Buildings</b>						%		7.Open Space	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.View/Environ	
2.L & B 5.Other 8.				16.Regular Lot	16	1	100 %	0	9.Fract Share
3.Building 6. 9.			17.Secondary Lot			%		<b>Acres</b>	
Financing <b>9 Unknown</b>			18.Excess Land			%		30.Rear (201+)	
1.Convent 4.Seller 7.			19.Condominium			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			20.Pavement			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown						%		33.Orchard	
Validity <b>1 Arms Length Sale</b>						%		34.Frontage	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac			%		36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		37.Softwood	
Verified <b>5 Public Record</b>			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			<b>Total Acreage</b>		<b>0.00</b>			46.Site Improve	

# Waterboro

Map Lot 045-001-789

Account 3546

Location 38 SPRING LAKE DRIVE

Card 1

Of 1

9/23/2024

Building Style	<b>4 Cape Cod</b>	SF Bsmt Living	<b>540</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% 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>1 One 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>	
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>3</b>		
OPEN-4- <b>0</b>		# Full Baths		<b>1</b>		
Year Built <b>1988</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.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #006666; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>			
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	277	0 0	0	0	% 0	%	1.One Story Fram	
24 Frame Shed	1988	128	2 100	3	95	% 100	%	2.Two Story Fram	
21 Open Frame	0	30	0 0	0	0	% 0	%	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	

