

Map Lot 045-001-793

Account 3550

Location 12 SPRING LAKE DRIVE

Card 1 Of 1 9/23/2024

YOUNG, NICOLE L
YOUNG, JEDIDIAH A
12 SPRING LAKE DRIVE
NORTH WATERBORO ME 04061

B8525P53 B15873P814 B16299P59 B16376P790 B16385P286

Previous Owner
GOLDAMMER, OLGA
38 COLE ROAD

KENNEBUNK ME 04043
Sale Date: 7/20/2020

Previous Owner
REED MARCUS
PO BOX 2026

FLINT MI 48501
Sale Date: 2/12/2020

Previous Owner
FEDERAL NATIONAL MORTGAGE ASSOCIATION
C/O AUSRA RATZ
12 SPRING LAKE DR
N WATERBORO ME 04061
Sale Date: 7/30/2012

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																							
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																			
Tree Growth Year 0			2012	33,000	150,200	10,000	173,200																																																																																																																																																																																																			
1ST MORTGAGE 0			2013	33,000	150,200	0	183,200																																																																																																																																																																																																			
2ND MORTGAGE 0			2014	33,000	150,200	0	183,200																																																																																																																																																																																																			
Zone/Land Use 47 Lake Arrowhead			2015	33,000	150,200	10,000	173,200																																																																																																																																																																																																			
Secondary Zone			2016	16,500	143,200	0	159,700																																																																																																																																																																																																			
Topography 2 Rolling			2017	16,500	143,200	0	159,700																																																																																																																																																																																																			
1.Level 4.Below St 7.Steep			2018	16,500	143,200	0	159,700																																																																																																																																																																																																			
2.Rolling 5.Low 8.Wet			2019	16,500	143,200	0	159,700																																																																																																																																																																																																			
3.Above St 6.Swampy 9.Lev/Roll			2020	16,500	143,500	0	160,000																																																																																																																																																																																																			
Utilities 9 No Water/No Sewer			2021	18,200	143,500	0	161,700																																																																																																																																																																																																			
1.Public 4.Improve 7.Improve			2022	19,800	157,900	0	177,700																																																																																																																																																																																																			
2.Water 5.Improve 8.			2023	21,800	175,100	0	196,900																																																																																																																																																																																																			
3.Sewer 6.Improve 9.None			2024	24,400	196,600	0	221,000																																																																																																																																																																																																			
Street 3 Gravel			2025	35,000	257,800	0	292,800																																																																																																																																																																																																			
1.Paved 4.Proposed 7.ROW			<table border="1"> <thead> <tr> <th colspan="2">Land Data</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Front Foot</th> <th>Type</th> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>11.Ossipee WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>1.Unimproved</td> </tr> <tr> <td>12.Arrowhead WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>2.Excess Ftg /De</td> </tr> <tr> <td>13.Waterfront</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>3.Topography</td> </tr> <tr> <td>14.Rear Land</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>4.Size/Shape</td> </tr> <tr> <td>15.Misc</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>5.Access or Rear</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>6.Restriction</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>7.Open Space</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>8.View/Environ</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>9.Fract Share</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>30.Rear (201+)</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>31.Tillable/Horti</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>32.Pasture</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>33.Orchard</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>34.Frontage</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>35.Triangular Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>36.Commercial</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>37.Softwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>38.Mixed Wood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>39.Hardwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>40.Wasteland</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>41.Gravel Pit (Ac</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>42.Mobile Home Si</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>43.Condo Site</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>44.Utility ROW</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>45.Camp Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>46.Site Improve</td> </tr> </tbody> </table>					Land Data		Effective		Influence		Influence Codes	Front Foot	Type	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					%		9.Fract Share					%		30.Rear (201+)					%		31.Tillable/Horti					%		32.Pasture					%		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
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Sale Type 2 Land & Buildings			23.Non Conforming																																																																																																																																																																																																							
1.Land 4.Mobile 7.			Acres																																																																																																																																																																																																							
2.L & B 5.Other 8.			24.Excess (5-10)																																																																																																																																																																																																							
3.Building 6. 9.			25.Excess (10+)																																																																																																																																																																																																							
Financing 9 Unknown			26.Excess																																																																																																																																																																																																							
1.Convent 4.Seller 7.			27.Rear (1-100)																																																																																																																																																																																																							
2.FHA/VA 5.Private 8.			28.Rear (101-150)																																																																																																																																																																																																							
3.Assumed 6.Cash 9.Unknown			29.Rear (151-200)																																																																																																																																																																																																							
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1.Valid 4.Split 7.Renovate																																																																																																																																																																																																										
2.Related 5.Partial 8.Other																																																																																																																																																																																																										
3.Distress 6.Exempt 9.																																																																																																																																																																																																										
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1.Buyer 4.Agent 7.Family																																																																																																																																																																																																										
2.Seller 5.Pub Rec 8.Other																																																																																																																																																																																																										
3.Lender 6.MLS 9.																																																																																																																																																																																																										

Waterboro

Map Lot 045-001-793

Account 3550

Location 12 SPRING LAKE DRIVE

Card 1 Of 1 9/23/2024

Building Style	1 Conventional			SF Bsmt Living	0	Layout	1 Typical						
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	0 0	1.Typical	4.	7.					
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL 0			2.Inadeq	5.	8.				
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.	Attic	9 None					
Other Units 0				3.HWRAD	7.Electric	11.	1.1/4 Fin	4.Full Fin	7.1/4 Unfi				
Stories			2 Two Story			4.Steam	8.F/WallM	12.	2.1/2 Fin	5.FI/Stair	8.		
1.1	4.1.50	7.1.25		Cool Type	0%	9 None			3.3/4 Fin	6.1/2 Unfi	9.None		
2.2	5.1.75	8.		1.Refrig	4.W&C Air	7.	Insulation	1 Full					
3.3	6.2.50	9.		2.Evapor	5.	8.	1.Full	4.Minimal	7.				
Exterior Walls			1 Wood Siding			3.H Pump	6.	9.None	2.Heavy	5.Unk	8.		
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	2 Typical			3.Capped	6.	9.None			
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Unfinished % 0%						
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.	Grade & Factor 3 Average 105%						
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None	1.E Grade	4.B Grade	7.AAA Grad				
Roof Surface			1 Asphalt Shingles			Bath(s) Style	2 Typical Bath(s)			2.D Grade	5.A Grade	8.	
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	3.C Grade	6.AA Grade	9.Same				
2.Slate	5.Wood	8.		2.Typical	5.	8.	SQFT (Footprint) 912						
3.Metal	6.Other	9.		3.Old Type	6.	9.None	Condition 4 Average						
SF Masonry Trim			0			# Rooms	6			1.Poor	4.Avg	7.V G	
OPEN-3-			0			# Bedrooms	3			2.Fair	5.Avg+	8.Exc	
OPEN-4-			0			# Full Baths	1			3.Avg-	6.Good	9.Same	
Year Built			1989			# Half Baths	1			Phys. % Good 0%			
Year Remodeled			1999			# Addn Fixtures	0			Funct. % Good 100%			
Foundation			1 Concrete			# Fireplaces	0			Functional Code 9 None			
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>									
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	
26 1SFr Overhang	0	24	0 0	0	0	0	%	1.One Story Fram
26 1SFr Overhang	0	24	0 0	0	0	0	%	2.Two Story Fram
1 One Story Frame	2000	80	0 0	0	0	0	%	3.Three Story Fr
68 Wood Deck	0	81	0 0	0	0	0	%	4.1 & 1/2 Story
21 Open Frame	0	144	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

