

WAKEFIELD, ASHLEY
49 OLD PORTLAND ROAD
WATERBORO ME 04061

B14502P762 B19380P146

Previous Owner
ERICKSON CAROL B
49 OLD PORTLAND ROAD

NORTH WATERBORO ME 04061
Sale Date: 1/25/2024

Previous Owner
ERICKSON DONALD E & CAROL B
49 OLD PORTLAND ROAD

NORTH WATERBORO ME 04061
Sale Date: 6/22/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
24.0207 - added 200sf finished basement area and fireplace - vw

Waterboro

Property Data			Assessment Record							
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	30,000	151,600	10,000	171,600			
1ST MORTGAGE 0			2013	30,000	151,600	10,000	171,600			
2ND MORTGAGE 0			2014	30,000	151,600	10,000	171,600			
Zone/Land Use 47 Lake Arrowhead			2015	30,000	151,600	10,000	171,600			
Secondary Zone			2016	15,000	151,600	15,000	151,600			
Topography 2 Rolling			2017	15,000	151,600	15,000	151,600			
1.Level 4.Below St 7.Steep			2018	15,000	151,600	20,000	146,600			
2.Rolling 5.Low 8.Wet			2019	15,000	151,600	20,000	146,600			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	153,200	20,000	148,200			
Utilities 9 No Water/No Sewer			2021	16,500	153,200	24,500	145,200			
1.Public 4.Improve 7.Improve			2022	18,000	168,500	25,000	161,500			
2.Water 5.Improve 8.			2023	19,800	186,900	25,000	181,700			
3.Sewer 6.Improve 9.None			2024	22,200	209,900	25,000	207,100			
Street 3 Gravel			2025	30,000	293,600	0	323,600			
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 1/25/2024			14.Rear Land				%		3.Topography	
Price 367,000			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

