

NEVEU, ADAM
NEVEU, MARISSA
22 OLD PORTLAND ROAD
NORTH WATERBORO ME 04061

B13217P199 B17975P563 B18819P723 B19072P691

Previous Owner
NICHOLAS, JACOB J
22 OLD PORTLAND ROAD

WATERBORO ME 04061
Sale Date: 7/14/2022

Previous Owner
NICHOLAS, JACOB
CARROLL, ALEESHIA
121 PEGASUS ST APT B-10
BRUNSWICK ME 04011-5080
Sale Date: 9/20/2021

Previous Owner
KERN KATHLEEN H
ATTN: JACOB NICHOLAS & ALEESHIA CARROLL
22 OLD PORTLAND RD
N WATERBORO ME 04061
Sale Date: 6/17/2019

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	30,000	124,200	10,000	144,200		
1ST MORTGAGE 0			2013	30,000	124,200	10,000	144,200		
2ND MORTGAGE 0			2014	30,000	124,200	10,000	144,200		
Zone/Land Use 47 Lake Arrowhead			2015	30,000	124,200	10,000	144,200		
Secondary Zone			2016	15,000	124,200	15,000	124,200		
Topography 2 Rolling			2017	15,000	124,200	15,000	124,200		
1.Level 4.Below St 7.Steep			2018	15,000	124,200	20,000	119,200		
2.Rolling 5.Low 8.Wet			2019	15,000	124,200	20,000	119,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	124,900	20,000	119,900		
Utilities 9 No Water/No Sewer			2021	16,500	124,900	0	141,400		
1.Public 4.Improve 7.Improve			2022	18,000	137,400	0	155,400		
2.Water 5.Improve 8.			2023	19,800	152,400	0	172,200		
3.Sewer 6.Improve 9.None			2024	22,200	171,100	0	193,300		
Street 3 Gravel			2025	30,000	234,800	25,000	239,800		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date 7/14/2022			15.Misc			%		5.Access or Rear	
Price 320,000						%		6.Restriction	
Sale Type 2 Land & Buildings						%		7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				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			%		Acres	
Financing 9 Unknown			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 1 Arms Length Sale						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				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 5 Public Record			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres			%		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	
			Total Acreage		0.00			46.Site Improve	

Waterboro

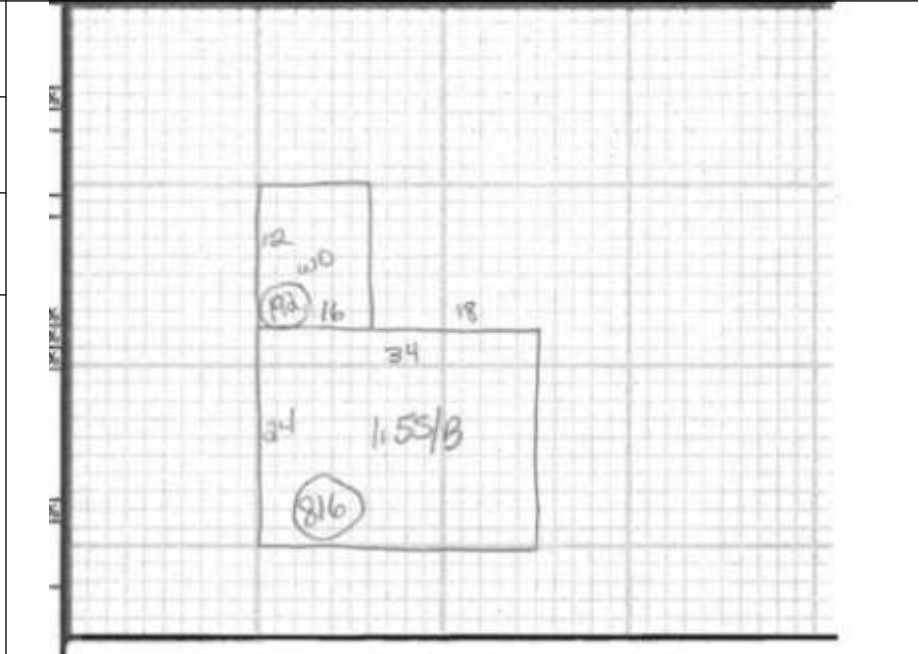
Map Lot 046-002-038

Account 3603

Location 22 OLD PORTLAND ROAD

Card 1 Of 1 9/23/2024

Building Style	4 Cape Cod	SF Bsm't Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsm't Grade	0 0	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
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	1		2.HWCI	6.GravWA	10.
Other Units	0		3.HWRAD	7.Electric	11.
Stories	4 One & 1/2 Story		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0%	9 None
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	8 Alumunum/Vinyl		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	
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)	
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	
OPEN-3-	0		# Bedrooms	3	
OPEN-4-	0		# Full Baths	1	
Year Built	1993		# Half Baths	1	
Year Remodeled	0		# Addn Fixtures	0	
Foundation	1 Concrete		# Fireplaces	0	
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; margin-right: 10px;">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			
Bsm't 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	
68 Wood Deck	0	192	0 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