

POTTER, ROBERT S  
 ALMANZAR, ALEIDA M  
 81 PINECREST CIRCLE  
 NORTH WATERBORO ME 04061

B5446P213 B17880P946 B18667P515 B18900P487

Previous Owner  
 MATTHEW TAYLOR PROPERTIES LLC  
 828 LIMERICK ROAD

ARUNDEL ME 04046  
 Sale Date: 12/14/2021

Previous Owner  
 PEDRA WALTER JR  
 PEDRA, LAURA M  
 828 LIMERICK ROAD  
 ARUNDEL ME 04046  
 Sale Date: 5/14/2021

Previous Owner  
 VEILLEUX MAURICE & STEVEN A ET AL  
 63 SULLIVAN STREET

BIDDEFORD ME 04005  
 Sale Date: 1/08/2001

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

No./Date	Description	Date Insp.

Notes:  
 22.0825 -changed to regular lot, added 48x28 1st/b, 12x9 dk, 5x6 op -sb

Waterboro

Property Data			Assessment Record							
Neighborhood <b>1 LAC WEST</b>			Year	Land	Buildings	Exempt	Total			
Tree Growth Year <b>0</b>			2012	15,000	0	0	15,000			
1ST MORTGAGE <b>0</b>			2013	15,000	0	0	15,000			
2ND MORTGAGE <b>0</b>			2014	15,000	0	0	15,000			
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	15,000	0	0	15,000			
Secondary Zone			2016	7,500	0	0	7,500			
Topography <b>1 Level</b>			2017	7,500	0	7,500	0			
1.Level 4.Below St 7.Steep			2018	7,500	0	0	7,500			
2.Rolling 5.Low 8.Wet			2019	7,500	0	0	7,500			
3.Above St 6.Swampy 9.Lev/Roll			2020	7,500	0	0	7,500			
Utilities <b>9 No Water/No Sewer</b>			2021	8,300	0	0	8,300			
1.Public 4.Improve 7.Improve			2022	9,000	0	0	9,000			
2.Water 5.Improve 8.			2023	19,800	206,000	0	225,800			
3.Sewer 6.Improve 9.None			2024	22,200	231,400	0	253,600			
Street <b>3 Gravel</b>			2025	30,000	309,500	0	339,500			
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		Frontage	Depth	Factor	Code		
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved	
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De	
			14.Rear Land				%		3.Topography	
Sale Date <b>12/14/2021</b>			15.Misc				%		4.Size/Shape	
Price <b>340,000</b>							%		5.Access or Rear	
Sale Type <b>2 Land &amp; Buildings</b>							%		6.Restriction	
1.Land 4.Mobile 7.							%		7.Open Space	
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>					8.View/Environ	
3.Building 6. 9.			16.Regular Lot	16	1	100	%	0	9.Fract Share	
Financing <b>9 Unknown</b>			17.Secondary Lot				%		<b>Acres</b>	
1.Convent 4.Seller 7.			18.Excess Land				%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium				%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		32.Pasture	
Validity <b>1 Arms Length Sale</b>							%		33.Orchard	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acres/Sites</b>					34.Frontage	
2.Related 5.Partial 8.Other			21.Homesite (Frac				%		35.Triangular Lot	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		36.Commercial	
Verified <b>5 Public Record</b>			23.Non Conforming				%		37.Softwood	
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)				%		39.Hardwood	
3.Lender 6.MLS 9.			25.Excess (10+)				%		40.Wasteland	
			26.Excess				%		41.Gravel Pit (Ac	
			27.Rear (1-100)				%		42.Mobile Home Si	
			28.Rear (101-150)				%		43.Condo Site	
			29.Rear (151-200)				%		44.Utility ROW	
			<b>Total Acreage 0.00</b>							45.Camp Lot
										46.Site Improve

## Waterboro

Map Lot 046-002-125

Account 3677

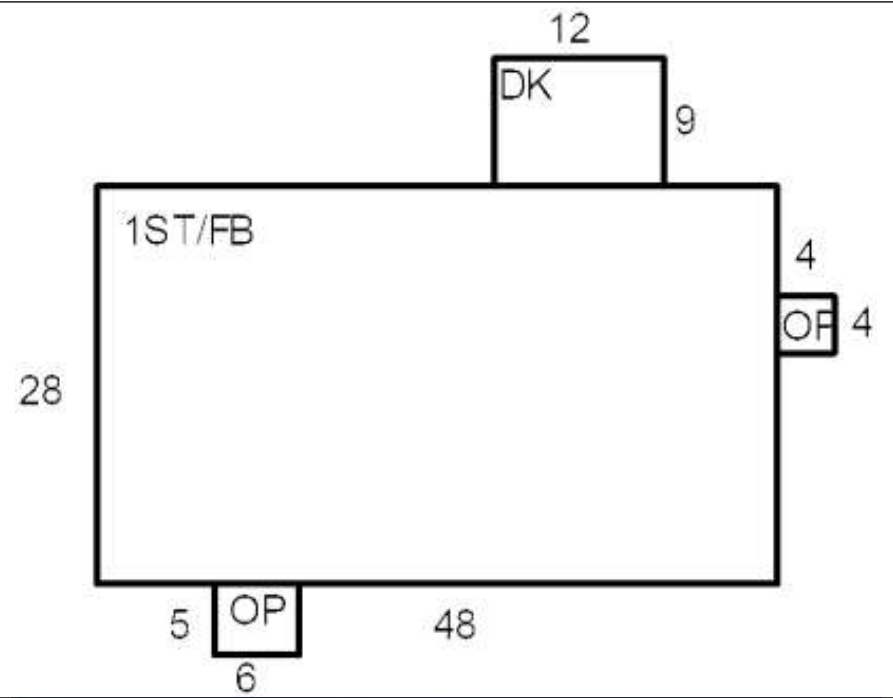
Location 81 PINECREST CIRCLE

Card 1

Of 1

9/23/2024

Building Style <b>2 Ranch</b> 1.Conv 5.Garr/Col 9.Other 2.Ranch 6.Split 10.Mohome 3.R Ranch 7.Contemp/ 11.Condo 4.Cape 8.Log 12. Dwelling Units <b>1</b> Other Units <b>0</b> Stories <b>1 One Story</b> 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9. Exterior Walls <b>8 Alumunum/Vinyl</b> 0.Wood 4.Asb/Asph 8.Alum/Vin 1.Wood 5.T-111 9.Other 2.Wd Sh 6.Br/St 11. 3.Compos. 7.Nov 12. Roof Surface <b>1 Asphalt Shingles</b> 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9. SF Masonry Trim <b>0</b> OPEN-3- <b>0</b> OPEN-4- <b>0</b> Year Built <b>2022</b> Year Remodeled <b>0</b> Foundation <b>1 Concrete</b> 1.Concrete 4.Wood 7. 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.	SF Bsmt Living <b>0</b> Fin Bsmt Grade <b>0 0</b> OPEN 5 OPTIONAL <b>0</b> Heat Type <b>100% 1 Hot Water BB</b> 1.HWBB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.HWRAD 7.Electric 11. 4.Steam 8.F/WallM 12. Cool Type <b>0% 9 None</b> 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style <b>2 Typical</b> 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style <b>2 Typical Bath(s)</b> 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms <b>6</b> # Bedrooms <b>3</b> # Full Baths <b>2</b> # Half Baths <b>0</b> # Addn Fixtures <b>0</b> # Fireplaces <b>0</b>	Layout <b>1 Typical</b> 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. Attic <b>9 None</b> 1.1/4 Fin 4.Full Fin 7.1/4 Unfi 2.1/2 Fin 5.FI/Stair 8. 3.3/4 Fin 6.1/2 Unfi 9.None Insulation <b>1 Full</b> 1.Full 4.Minimal 7. 2.Heavy 5.Unk 8. 3.Capped 6. 9.None Unfinished % <b>0%</b> Grade & Factor <b>4 Good 100%</b> 1.E Grade 4.B Grade 7.AAA Grad 2.D Grade 5.A Grade 8. 3.C Grade 6.AA Grade 9.Same SQFT (Footprint) <b>1344</b> Condition <b>6 Good</b> 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good <b>0%</b> Funct. % Good <b>100%</b> Functional Code <b>9 None</b> 1.Incomp 4.Small 7.Layout 2.O-Built 5.CDU 8.Other 3.Damage 6.Style 9.None Econ. % Good <b>100%</b> Economic Code <b>None</b> 0.None 3.Services 7. 1.Location 4.Traffic 8. 2.Encroach 9.None 9. Entrance Code <b>0</b> 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8. 3.Informed 6.Office 9.RS Information Code <b>0</b> 1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.SNY
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Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	108	0 0	0	0	0 %	
21 Open Frame	0	30	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