

SANDERS COTI R
 SANDERS, ELIZABETH N
 21 BALSAM DRIVE
 NORTH WATERBORO ME 04061

B14846P194 B15522P390 B15540P484

Previous Owner
 FRIZZELL TAMMY & CHRISTOPHER J PIZZOFERRATO
 21 BALSAM DRIVE

NORTH WATERBORO ME 04061
 Sale Date: 1/05/2009

Previous Owner
 SMITH KRISTEN D & LINCOLN S
 21 BALSAM DRIVE

NORTH WATERBORO ME 04061
 Sale Date: 4/19/2007

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 21.0518 - added 30x40 steel frame building -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	34,500	132,800	10,000	157,300		
1ST MORTGAGE 0			2013	34,500	132,800	10,000	157,300		
2ND MORTGAGE 0			2014	34,500	132,800	10,000	157,300		
Zone/Land Use 47 Lake Arrowhead			2015	34,500	132,800	10,000	157,300		
Secondary Zone			2016	17,300	132,800	15,000	135,100		
Topography 2 Rolling			2017	17,300	132,800	15,000	135,100		
1.Level 4.Below St 7.Steep			2018	17,300	132,800	20,000	130,100		
2.Rolling 5.Low 8.Wet			2019	17,300	132,800	20,000	130,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	17,300	134,700	20,000	132,000		
Utilities 9 No Water/No Sewer			2021	19,000	134,700	24,500	129,200		
1.Public 4.Improve 7.Improve			2022	20,700	185,500	25,000	181,200		
2.Water 5.Improve 8.			2023	22,800	205,800	25,000	203,600		
3.Sewer 6.Improve 9.None			2024	25,500	231,000	25,000	231,500		
Street 3 Gravel			2025	36,000	298,400	25,000	309,400		
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
			14.Rear Land				%		3.Topography
Sale Date 1/05/2009			15.Misc				%		4.Size/Shape
Price 113,500							%		5.Access or Rear
Sale Type 2 Land & Buildings							%		6.Restriction
1.Land 4.Mobile 7.							%		7.Open Space
2.L & B 5.Other 8.			Square Foot	Square Feet					8.View/Environ
3.Building 6. 9.			16.Regular Lot	16	1	100	%	0	9.Fract Share
Financing 1 Conventional			17.Secondary Lot	17	1	30	%	6	Acres
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 1 Arms Length Sale							%		33.Orchard
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					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 1 Buyer			23.Non Conforming				%		37.Softwood
1.Buyer 4.Agent 7.Family			Acres				%		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
			Total Acreage		0.00				45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 046-002-184

Account 3730

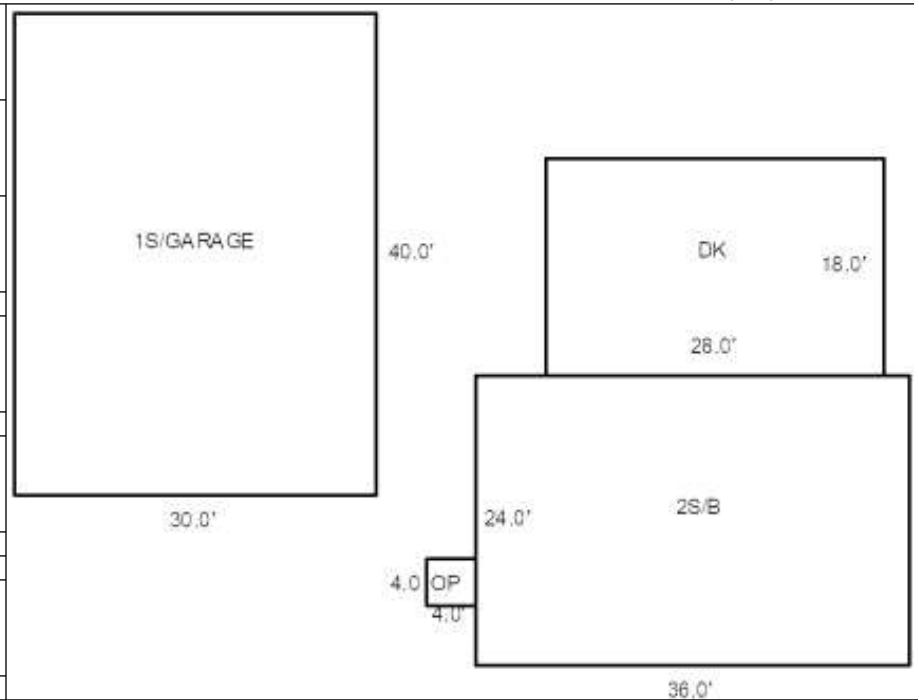
Location 21 BALSAM DRIVE

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt 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	3.Not func
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	Insulation 1 Full
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 1 Wood Siding			3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style 2 Typical		Unfinished % 0%
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)		Grade & Factor 3 Average 100%
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 7		SQFT (Footprint) 864
OPEN-3- 0			# Bedrooms 4		Condition 5 Above Average
OPEN-4- 0			# Full Baths 2		1.Poor
Year Built 1992			# Half Baths 0		4.Avg
Year Remodeled 0			# Addn Fixtures 0		7.V G
Foundation 1 Concrete			# Fireplaces 0		2.Fair
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; font-weight: bold; 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	
68 Wood Deck	0	488	0 0	0	0	0 %	0 %	1.One Story Fram
395 UTILITY BLDG.	2020	1200	3 100	4	0	100 %	100 %	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