

UPTON, MICHELLE E  
 UPTON, THOMAS SCOTT  
 214 LAKE SHERBURNE ROAD  
 WATERBORO ME 04087

B8760P345 B14833P196 B16709P800 B19080P840

Previous Owner  
 GILCOINE MICHELLE A  
 1956 WASHINGTON ST

BRAINTREE MA 02184  
 Sale Date: 7/29/2022

Previous Owner  
 STOMSKI MARK, JOHN & IRENE  
 C/O MICHELLE A GILCOINE  
 1956 WASHINGTON ST  
 BRAINTREE MA 02184  
 Sale Date: 10/07/2013

Previous Owner  
 DUDLEY CHRISTOPHER D & STACEY EB  
 POB 38

WATERBORO ME 04087  
 Sale Date: 5/11/2006

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
24.0522 corrected acreage - vw

Waterboro

Property Data				Assessment Record						
Neighborhood <b>8 LAKE SHERBURNE</b>				Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>				2012	70,300	123,900	0	194,200		
1ST MORTGAGE <b>0</b>				2013	70,300	123,900	0	194,200		
2ND MORTGAGE <b>0</b>				2014	70,300	123,900	0	194,200		
Zone/Land Use <b>48 Shoreland</b>				2015	70,300	123,900	0	194,200		
Secondary Zone <b>31 .....</b>				2016	63,200	123,900	0	187,100		
Topography <b>1 Level</b>				2017	63,200	123,900	0	187,100		
1.Level 4.Below St 7.Steep				2018	63,200	123,900	0	187,100		
2.Rolling 5.Low 8.Wet				2019	63,200	123,900	0	187,100		
3.Above St 6.Swampy 9.Lev/Roll				2020	63,200	125,200	0	188,400		
Utilities <b>9 No Water/No Sewer</b>				2021	69,600	125,200	0	194,800		
1.Public 4.Improve 7.Improve				2022	75,900	137,800	0	213,700		
2.Water 5.Improve 8.				2023	83,500	152,800	0	236,300		
3.Sewer 6.Improve 9.None				2024	93,600	171,600	0	265,200		
Street <b>3 Gravel</b>				2025	142,500	220,900	0	363,400		
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
				Sale Date <b>7/29/2022</b>	14.Rear Land				%	
Price <b>345,000</b>				15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>				<b>Square Foot</b>		<b>Square Feet</b>				5.Access or Rear
1.Land 4.Mobile 7.				16.Regular Lot				%		6.Restriction
2.L & B 5.Other 8.				17.Secondary Lot				%		7.Open Space
3.Building 6. 9.				18.Excess Land				%		8.View/Environ
Financing <b>9 Unknown</b>				19.Condominium				%		9.Fract Share
1.Convent 4.Seller 7.				20.Pavement				%		<b>Acres</b>
2.FHA/VA 5.Private 8.				<b>Fract. Acre</b>		<b>Acreege/Sites</b>				30.Rear (201+)
3.Assumed 6.Cash 9.Unknown				21.Homesite (Frac	21	0.50	57	%	3	31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>				22.Vacant Lot (Fr				%		32.Pasture
1.Valid 4.Split 7.Renovate				23.Non Conforming				%		33.Orchard
2.Related 5.Partial 8.Other				<b>Acres</b>				%		34.Frontage
3.Distress 6.Exempt 9.				24.Excess ( 5-10)				%		35.Triangular Lot
Verified <b>5 Public Record</b>				25.Excess (10+)				%		36.Commercial
1.Buyer 4.Agent 7.Family				26.Excess				%		37.Softwood
2.Seller 5.Pub Rec 8.Other				27.Rear (1-100)				%		38.Mixed Wood
3.Lender 6.MLS 9.				28.Rear (101-150)				%		39.Hardwood
				29.Rear (151-200)				%		40.Wasteland
				<b>Total Acreage</b>		<b>0.50</b>				

46.Site Improve

## Waterboro

Map Lot 047-039


Account 3826

Location 214 LAKE SHERBURNE ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>2 Ranch</b>			SF Bsmt Living	<b>816</b>			Layout	<b>1 Typical</b>		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>3 115</b>			1.Typical	4.	7.	
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL	<b>0</b>			2.Inadeq	5.	8.	
3.R Ranch	7.Contemp/	11.Condo		Heat Type	<b>100%</b>	<b>8 Floor/Wall Unit M</b>		3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat		Attic	<b>4 Full Finished</b>		
Dwelling Units	<b>1</b>			2.HWCI	6.GravWA 10.			1.1/4 Fin	4.Full Fin	7.1/4 Unfi	
Other Units	<b>0</b>			3.HWRAD	7.Electric 11.			2.1/2 Fin	5.FI/Stair 8.		
Stories	<b>1 One Story</b>			4.Steam	8.FI/WallM 12.			3.3/4 Fin	6.1/2 Unfi	9.None	
1.1	4.1.50	7.1.25		Cool Type	<b>0%</b>	<b>9 None</b>		Insulation	<b>1 Full</b>		
2.2	5.1.75	8.		1.Refrig	4.W&C Air 7.			1.Full	4.Minimal 7.		
3.3	6.2.50	9.		2.Evapor	5.	8.		2.Heavy	5.Unk 8.		
Exterior Walls	<b>8 Aluminum/Vinyl</b>			3.H Pump	6.	9.None		3.Capped	6.	9.None	
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	<b>2 Typical</b>			Unfinished %	<b>0%</b>		
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete 7.			Grade & Factor	<b>3 Average 100%</b>		
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.		1.E Grade	4.B Grade	7.AAA Grad	
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None		2.D Grade	5.A Grade 8.		
Roof Surface	<b>1 Asphalt Shingles</b>			Bath(s) Style	<b>2 Typical Bath(s)</b>			3.C Grade	6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete 7.			SQFT (Footprint)	<b>816</b>		
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition	<b>6 Good</b>		
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G	
SF Masonry Trim	<b>0</b>			# Rooms	<b>0</b>			2.Fair	5.Avg+ 8.Exc		
OPEN-3-	<b>0</b>			# Bedrooms	<b>2</b>			3.Avg-	6.Good 9.Same		
OPEN-4-	<b>0</b>			# Full Baths	<b>1</b>			Phys. % Good	<b>0%</b>		
Year Built	<b>1988</b>			# Half Baths	<b>0</b>			Funct. % Good	<b>100%</b>		
Year Remodeled	<b>0</b>			# Addn Fixtures	<b>0</b>			Functional Code	<b>9 None</b>		
Foundation	<b>1 Concrete</b>			# Fireplaces	<b>0</b>			1.Incomp	4.Small	7.Layout	
1.Concrete	4.Wood	7.			2.O-Built	5.CDU 8.Other		3.Damage	6.Style 9.None		
2.C Block	5.Slab	8.			Econ. % Good	<b>100%</b>		Economic Code	<b>None</b>		
3.Br/Stone	6.Prs/Post	9.			0.None	3.Services 7.		1.Location	4.Traffic 8.		
Basement	<b>4 Full Basement</b>				1.Encroach	9.None 9.		Entrance Code	<b>0</b>		
1.1/4 Bmt	4.Full Bmt	7.			1.Interior	4.Vacant 7.		2.Refusal	5.Estimate 8.		
2.1/2 Bmt	5.None	8.			3.Informed	6.Office 9.RS		Information Code	<b>0</b>		
3.3/4 Bmt	6.	9.None			1.Owner	4.Agent 7.		2.Relative	5.Estimate 8.		
Bsmt Gar # Cars	<b>0</b>				3.Tenant	6.Other 9.SNY					
Wet Basement	<b>1 Dry Basement</b>										
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	336	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

