

DILLON, CAROL A  
DILLON, JAY THOMAS  
PO BOX  
WATERBORO ME 04087

B9950P147 B19101P826 B19103P702 B19347P435

Previous Owner  
MATEJA, JEFFREY  
6 PINE POINT ROAD

SCARBOROUGH ME 04074  
Sale Date: 11/14/2023

Previous Owner  
MILLS STEPHEN G  
MILLS, FUATA T  
218 LAKE SHERBURNE ROAD  
WATERBORO ME 04087  
Sale Date: 8/30/2022

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

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	86,300	139,300	10,000	215,600		
1ST MORTGAGE <b>0</b>			2013	86,300	139,300	10,000	215,600		
2ND MORTGAGE <b>0</b>			2014	86,300	139,300	10,000	215,600		
Zone/Land Use <b>48 Shoreland</b>			2015	86,300	139,300	10,000	215,600		
Secondary Zone <b>31 .....</b>			2016	77,700	139,300	15,000	202,000		
Topography <b>1 Level</b>			2017	77,700	139,300	15,000	202,000		
1.Level 4.Below St 7.Steep			2018	77,700	139,300	20,000	197,000		
2.Rolling 5.Low 8.Wet			2019	77,700	139,300	20,000	197,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	77,700	139,900	20,000	197,600		
Utilities <b>9 No Water/No Sewer</b>			2021	85,400	139,900	24,500	200,800		
1.Public 4.Improve 7.Improve			2022	93,200	153,900	25,000	222,100		
2.Water 5.Improve 8.			2023	102,500	170,600	25,000	248,100		
3.Sewer 6.Improve 9.None			2024	115,000	193,000	0	308,000		
Street <b>3 Gravel</b>			2025	175,000	273,900	0	448,900		
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		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date <b>11/14/2023</b>			14.Rear Land				%		3.Topography
Price <b>345,000</b>			15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			<b>Square Foot</b>		<b>Square Feet</b>				7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing <b>9 Unknown</b>			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>							%		32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>		<b>Acreege/Sites</b>				33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21		0.50	70 %	3	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified <b>5 Public Record</b>			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			<b>Total Acreage</b>		<b>0.50</b>				44.Utility ROW
									45.Camp Lot
									46.Site Improve

## Waterboro

Map Lot 047-040

Account 3827

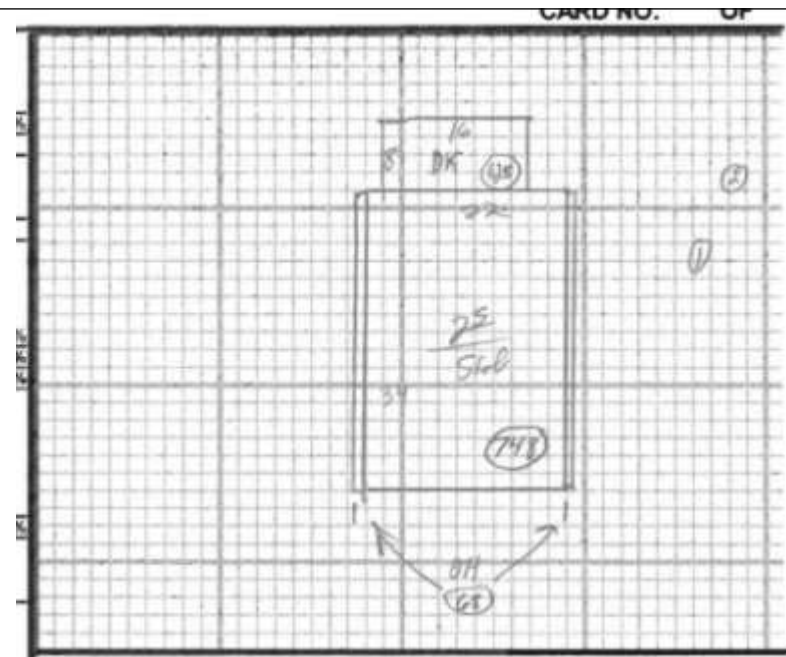
Location 218 LAKE SHERBURNE ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>5 Garrison/Colonial</b>			SF Bsmt Living	<b>0</b>			Layout	<b>1 Typical</b>		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>0 0</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% 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>9 None</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>2 Two 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% 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.			2.Heavy	5.Unk 8.		
Exterior Walls <b>8 Aluminum/Vinyl</b>				3.H Pump	6.			3.Capped	6.		
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 105%</b>		
2.Wd Sh	6.Br/St	11.		2.Typical	5.			1.E Grade	4.B Grade	7.AAA Grad	
3.Compos.	7.Nov	12.		3.Old Type	6.			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>748</b>			
2.Slate	5.Wood	8.		2.Typical	5.			Condition <b>5 Above Average</b>			
3.Metal	6.Other	9.		3.Old Type	6.			1.Poor	4.Avg	7.V G	
SF Masonry Trim <b>0</b>				# Rooms	<b>7</b>			2.Fair	5.Avg+ 8.Exc		
OPEN-3- <b>0</b>				# Bedrooms	<b>4</b>			3.Avg-	6.Good 9.Same		
OPEN-4- <b>0</b>				# Full Baths	<b>2</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>5 Concrete Slab</b>				# Fireplaces	<b>0</b>			1.Incomp	4.Small	7.Layout	
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2c5e8c; 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 <b>5 Crawl Space</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>9 No 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	
26 1SFr Overhang	0	68	0 0	0	0	0	%	1.One Story Fram
68 Wood Deck	0	128	0 0	0	0	0	%	2.Two Story Fram
24 Frame Shed	0	96	0 0	0	0	0	%	3.Three Story Fr
24 Frame Shed	0	96	0 0	0	0	0	%	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