

WATER'S EDGE LAND DEVELOPMENT LLC
PO BOX 62
SHAPLEIGH ME 04076

B2315P155 B19431P586

Previous Owner
BARBOZA ROBERT M
28 GREENGATE

PLYMOUTH MA 02360
Sale Date: 5/08/2024

Property Data			Assessment Record						
Neighborhood	74 LAKE SHERBURNE NBHD		Year	Land	Buildings	Exempt	Total		
Tree Growth Year	0		2012	18,500	0	0	18,500		
1ST MORTGAGE	0		2013	18,500	0	0	18,500		
2ND MORTGAGE	0		2014	18,500	0	0	18,500		
Zone/Land Use	31 Agricultural/Residential		2015	18,500	0	0	18,500		
Secondary Zone	31		2016	16,600	0	0	16,600		
2017	16,600	0	0	16,600					
Topography	1 Level		2018	16,600	0	0	16,600		
1.Level	4.Below St	7.Steep	2019	16,600	0	0	16,600		
2.Rolling	5.Low	8.Wet	2020	16,600	0	0	16,600		
3.Above St	6.Swampy	9.Lev/Roll	2021	18,300	0	0	18,300		
Utilities	9 No Water/No Sewer		2022	20,000	0	0	20,000		
1.Public	4.Improve	7.Improve	2023	22,000	0	0	22,000		
2.Water	5.Improve	8.	2024	24,600	0	0	24,600		
3.Sewer	6.Improve	9.None	2025	43,700	0	0	43,700		
Street	3 Gravel		Land Data						
1.Paved	4.Proposed	7.ROW	Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp	5.Pvt	8.None			Frontage	Depth	Factor	Code	
3.Gravel	6.Aband	9.TG PLAN	11.Ossipee WF			%		1.Unimproved	
LAND USE	0		12.Arrowhead WF			%		2.Excess Ftg /De	
BUILDING USE	0		13.Waterfront			%		3.Topography	
Sale Data			14.Rear Land			%		4.Size/Shape	
Sale Date	5/08/2024		15.Misc			%		5.Access or Rear	
Price	29,900		Square Foot	Square Feet				6.Restriction	
Sale Type	1 Land Only							16.Regular Lot	
1.Land	4.Mobile	7.	17.Secondary Lot			%		8.View/Environ	
2.L & B	5.Other	8.	18.Excess Land			%		9.Fract Share	
3.Building	6.	9.	19.Condominium			%		Acres	
Financing	9 Unknown		20.Pavement			%		30.Rear (201+)	
1.Convent	4.Seller	7.	Fract. Acre	Acres/Sites				31.Tillable/Horti	
2.FHA/VA	5.Private	8.						21.Homesite (Frac	22
3.Assumed	6.Cash	9.Unknown	22.Vacant Lot (Fr			%		33.Orchard	
Validity	8 Other Non Valid		23.Non Conforming			%		34.Frontage	
1.Valid	4.Split	7.Renovate	Acres			%		35.Triangular Lot	
2.Related	5.Partial	8.Other	24.Excess (5-10)			%		36.Commercial	
3.Distress	6.Exempt	9.	25.Excess (10+)			%		37.Softwood	
Verified	5 Public Record		26.Excess			%		38.Mixed Wood	
1.Buyer	4.Agent	7.Family	27.Rear (1-100)			%		39.Hardwood	
2.Seller	5.Pub Rec	8.Other	28.Rear (101-150)			%		40.Wasteland	
3.Lender	6.MLS	9.	29.Rear (151-200)			%		41.Gravel Pit (Ac	
			Total Acreage		0.39				42.Mobile Home Si
									43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
24.0523 - corrected acreage & changed from Shoreland to AR zone - vw

Waterboro

Map Lot 047-213

Account 3937

Location LONG CAUSEWAY

Card 1

Of 1

9/23/2024

Building Style 0			SF Bsmt Living 0			Layout 0					
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade 0 0			1.Typical 4. 7.					
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0			2.Inadeq 5. 8.					
3.R Ranch	7.Contemp/	11.Condo	Heat Type 100% 0			3.Not func 6. 9.					
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic 0					
Dwelling Units 0			2.HWCI	6.GravWA	10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi					
Other Units 0			3.HWRAD	7.Electric	11.	2.1/2 Fin 5.FI/Stair 8.					
Stories 0			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 0% 9 None			Insulation 0					
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 0 Wood Siding			3.H Pump	6.	9.None	3.Capped 6. 9.None					
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style 0			Unfinished % 0%					
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor 0 0%					
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 0			Bath(s) Style 0			3.C Grade 6.AA Grade 9.Same					
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint) 0					
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition 0					
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor 4.Avg 7.V G					
SF Masonry Trim 0			# Rooms 0			2.Fair 5.Avg+ 8.Exc					
OPEN-3- 0			# Bedrooms 0			3.Avg- 6.Good 9.Same					
OPEN-4- 0			# Full Baths 0			Phys. % Good 0%					
Year Built 0			# Half Baths 0			Funct. % Good 100%					
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None					
Foundation 0			# Fireplaces 0			1.Incomp 4.Small 7.Layout					
1.Concrete	4.Wood	7.									
2.C Block	5.Slab	8.							2.O-Built 5.CDU 8.Other		
3.Br/Stone	6.Prs/Post	9.							3.Damage 6.Style 9.None		
Basement 0									Econ. % Good 100%		
1.1/4 Bmt	4.Full Bmt	7.							Economic Code None		
2.1/2 Bmt	5.None	8.							0.None 3.Services 7.		
3.3/4 Bmt	6.	9.None							1.Location 4.Traffic 8.		
Bsmt Gar # Cars 0									2.Encroach 9.None 9.		
Wet Basement 0									Entrance Code 0		
1.Dry	4.	7.							1.Interior 4.Vacant 7.		
2.Damp	5.	8.	2.Refusal 5.Estimate 8.								
3.Wet	6.	9.	3.Informed 6.Office 9.RS								
Date Inspected			Information Code 0			1.Owner 4.Agent 7.					
						2.Relative 5.Estimate 8.					
						3.Tenant 6.Other 9.SNY					
Additions, Outbuildings & Improvements								1.One Story Fram			
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	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			