

BEAULIEU KAREN
14 OAK LN
E WATERBORO ME 04030

B16457P71 B16467P323 B17319P152

Previous Owner
LEEMAN SANDRA & ROBERT
ATTN: KAREN BEAULIEU
14 OAK LN
E WATERBORO ME 04030
Sale Date: 9/12/2016

Previous Owner
DEUTSCHE BANK NATIONAL TRUST COMPANY
C/O SANDRA & ROBERT LEEMAN
189 WEST SHORE RD
E WATERBORO ME 04030
Sale Date: 11/21/2012

Previous Owner
PELLETIER JACQUES L & ALINE
C/O OCWEN LOAN SERVICING LLC
1661 WORTHINGTON RD STE 100
W PALM BEACH FL 33409
Sale Date: 11/21/2012

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood 48 OLD ALFRED RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	62,300	92,400	10,000	144,700		
1ST MORTGAGE 0			2013	62,300	92,400	0	154,700		
2ND MORTGAGE 0			2014	62,300	92,400	0	154,700		
Zone/Land Use 11 Residential			2015	62,300	92,400	0	154,700		
Secondary Zone			2016	53,000	92,400	0	145,400		
Topography 1 Level			2017	53,000	92,400	0	145,400		
1.Level 4.Below St 7.Steep			2018	53,000	92,400	0	145,400		
2.Rolling 5.Low 8.Wet			2019	53,000	92,400	0	145,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	53,000	92,600	0	145,600		
Utilities 9 No Water/No Sewer			2021	58,300	92,600	0	150,900		
1.Public 4.Improve 7.Improve			2022	63,600	101,900	0	165,500		
2.Water 5.Improve 8.			2023	70,000	113,000	0	183,000		
3.Sewer 6.Improve 9.None			2024	78,400	127,600	0	206,000		
Street 1 Paved			2025	86,300	178,700	0	265,000		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date 9/12/2016			15.Misc			%		5.Access or Rear	
Price 151,000						%		6.Restriction	
Sale Type 2 Land & Buildings						%		7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		Acres	
Financing 1 Conventional			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		33.Orchard	
Validity 1 Arms Length Sale						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.69	100	%	0	36.Commercial
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		37.Softwood	
Verified 5 Public Record			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			Total Acreage 0.69					46.Site Improve	

Waterboro

Map Lot 049-010F

Account 3980

Location 14 OAK LANE

Card 1 Of 1 9/23/2024

Building Style	2 Ranch			SF Bsmt Living	0	Layout	1 Typical				
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% 8 Floor/Wall Unit M	3.Not func	6.	9.			
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	1 One 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	0			1.E Grade	4.B Grade	7.AAA Grad	
OPEN-3-	0			# Bedrooms	3			2.D Grade	5.A Grade	8.	
OPEN-4-	0			# Full Baths	1			3.C Grade	6.AA Grade	9.Same	
Year Built	1973			# Half Baths	0			SQFT (Footprint)	1056		
Year Remodeled	0			# Addn Fixtures	0			Condition	5 Above Average		
Foundation	1 Concrete			# Fireplaces	0			1.Poor	4.Avg	7.V G	
1.Concrete	4.Wood	7.						2.Fair	5.Avg+	8.Exc	
2.C Block	5.Slab	8.						3.Avg-	6.Good	9.Same	
3.Br/Stone	6.Prs/Post	9.						Phys. % Good	0%		
Basement	0							Funct. % Good	90%		
1.1/4 Bmt	4.Full Bmt	7.						Functional Code	5 Cond/Des/Util		
2.1/2 Bmt	5.None	8.						1.Incomp	4.Small	7.Layout	
3.3/4 Bmt	6.	9.None						2.O-Built	5.CDU	8.Other	
Bsmt Gar # Cars	0							3.Damage	6.Style	9.None	
Wet Basement	1 Dry Basement							Econ. % Good	100%		
1.Dry	4.	7.						Economic Code	None		
2.Damp	5.	8.						0.None	3.Services	7.	
3.Wet	6.	9.						1.Location	4.Traffic	8.	
								2.Encroach	9.None	9.	
								Entrance Code	0		
								1.Interior	4.Vacant	7.	
								2.Refusal	5.Estimate	8.	
								3.Informed	6.Office	9.RS	
								Information Code	0		
								1.Owner	4.Agent	7.	
								2.Relative	5.Estimate	8.	
								3.Tenant	6.Other	9.SNY	



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	54	0 0	0	0	0 %	0 %	1.One Story Fram
22 Encl Frame Porch	0	30	0 0	0	0	0 %	0 %	2.Two Story Fram
24 Frame Shed	0	120	0 0	0	0	0 %	0 %	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

