

LINK, MICHELLE E, TRUSTEE OF
THE FOURNIER FAMILY IRREVOCABLE TRUST
3678 HILL BREEZE ROAD
VIRGINIA BEACH VA 23452

B2082P165 B19370P895

Previous Owner
FOURNIER LUCIEN
7 FIR DRIVE

EAST WATERBORO ME 04030
Sale Date: 11/30/2023

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
20.0505 - added 1.5 st garage/fin second floor, 10x20
breezeway, 4x10 OP -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 30 PHEASANT RUN RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	63,700	125,200	10,000	178,900		
1ST MORTGAGE 0			2013	63,700	125,200	10,000	178,900		
2ND MORTGAGE 0			2014	63,700	125,200	10,000	178,900		
Zone/Land Use 31 Agricultural/Residential			2015	63,700	125,200	10,000	178,900		
Secondary Zone			2016	54,100	124,000	15,000	163,100		
Topography 2 Rolling			2017	54,100	124,000	15,000	163,100		
1.Level 4.Below St 7.Steep			2018	54,100	124,000	20,000	158,100		
2.Rolling 5.Low 8.Wet			2019	54,100	124,000	20,000	158,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	54,100	124,600	20,000	158,700		
Utilities 9 No Water/No Sewer			2021	59,500	188,500	24,500	223,500		
1.Public 4.Improve 7.Improve			2022	65,000	207,300	25,000	247,300		
2.Water 5.Improve 8.			2023	71,500	229,900	25,000	276,400		
3.Sewer 6.Improve 9.None			2024	80,100	258,800	25,000	313,900		
Street 1 Paved			2025	98,000	343,100	0	441,100		
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
Sale Date 11/30/2023			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet			%		6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing 9 Unknown			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity 2 Related Parties							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre				%		33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.96	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		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
			Total Acreage		0.96				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

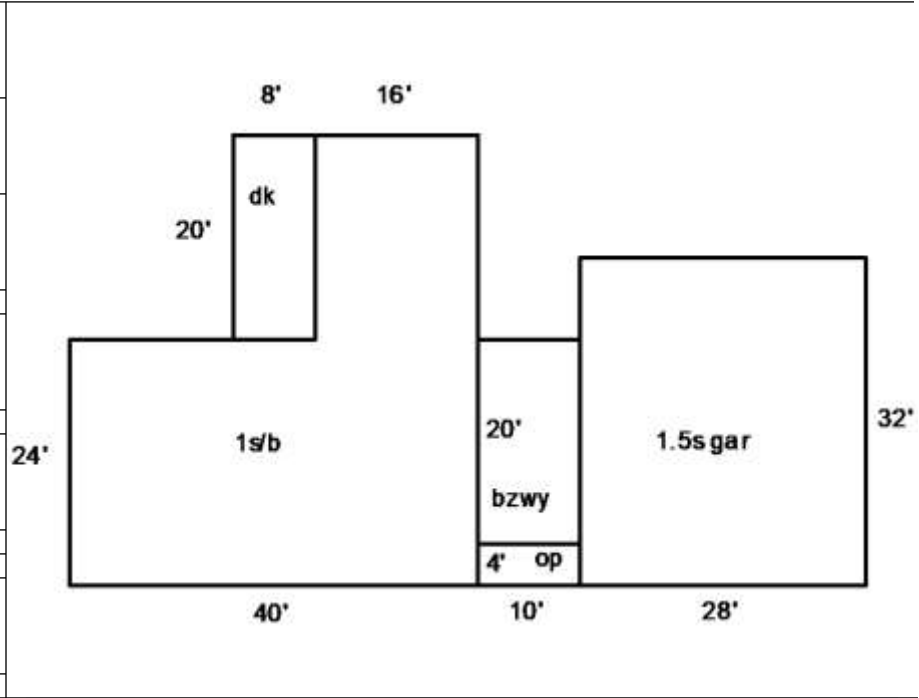
Map Lot 052-016

Account 4089

Location 7 FIR DRIVE

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% 7 Electric	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				
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				
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)				
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				
OPEN-3-	0			# Bedrooms	3				
OPEN-4-	0			# Full Baths	1				
Year Built	1974			# Half Baths	0				
Year Remodeled	1984			# Addn Fixtures	0				
Foundation	1 Concrete			# Fireplaces	0				
1.Concrete	4.Wood	7.							
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	160	0 0	0	0	% 0	%	1.One Story Fram
63 Swimming Pool	0	512	3 100	6	75	% 75	%	2.Two Story Fram
24 Frame Shed	0	96	0 0	0	0	% 0	%	3.Three Story Fr
48 1.50 Fr Gar w/fin	2020	896	0 0	0	0	% 0	%	4.1 & 1/2 Story
1 One Story Frame	2020	200	0 0	0	0	% 0	%	5.1 & 3/4 Story
21 Open Frame	2020	40	0 0	0	0	% 0	%	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