

CAMPBELL, JASON J
117 LAKE SHERBURNE RD
WATERBORO ME 04087

B13408P62 B17967P245 B18188P790 B18342P63

Previous Owner
GOBEIL, BEVERLY A
352 ACADIA HWY

MONTVILLE ME 04941
Sale Date: 8/14/2020

Previous Owner
GAGNE, RODNEY D
GOBEIL, BEVERLY A
117 LAKE SHERBURNE ROAD
WATERBORO ME 04087
Sale Date: 3/06/2020

Previous Owner
GAGNE RODNEY D
6 GUINEA ROAD

BIDDEFORD ME 04005
Sale Date: 6/07/2019

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
24.0403 - added 30x48 quonset hut - vv

Waterboro

Property Data			Assessment Record						
Neighborhood 8 LAKE SHERBURNE			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	56,500	98,100	0	154,600		
1ST MORTGAGE 0			2013	56,500	98,100	0	154,600		
2ND MORTGAGE 0			2014	56,500	98,100	0	154,600		
Zone/Land Use 33 Forest/Agricultural..			2015	56,500	98,100	0	154,600		
Secondary Zone			2016	47,900	94,000	15,000	126,900		
Topography 2 Rolling			2017	47,900	94,000	15,000	126,900		
1.Level 4.Below St 7.Steep			2018	47,900	94,000	0	141,900		
2.Rolling 5.Low 8.Wet			2019	47,900	94,000	20,000	121,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	47,900	94,000	20,000	121,900		
Utilities 9 No Water/No Sewer			2021	52,600	94,000	24,500	122,100		
1.Public 4.Improve 7.Improve			2022	57,400	103,400	0	160,800		
2.Water 5.Improve 8.			2023	63,200	114,700	25,000	152,900		
3.Sewer 6.Improve 9.None			2024	70,800	128,800	25,000	174,600		
Street 3 Gravel			2025	90,200	208,800	25,000	274,000		
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 8/14/2020			14.Rear Land				%		3.Topography
Price 150,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	5.00	65	%	1	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	1.10	100	%	0	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		6.10				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 059-008


Account 4314

Location 117 LAKE SHERBURNE ROAD

Card 1

Of 1

9/23/2024

Building Style	3 Raised 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% 1 Hot Water BB			3.Not func	6.	9.					
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat		Attic 5 Floor & Stairs							
Dwelling Units 1				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 1 One Story				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 1 Full							
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 7 Novelty				3.H Pump	6. 9.None			3.Capped 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.			Grade & Factor 3 Average 80%							
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 1 Asphalt Shingles				Bath(s) Style 2 Typical Bath(s)				3.C Grade 6.AA Grade 9.Same							
1.Asphalt	4.Composit 7.			1.Modern	4.Obsolete 7.			SQFT (Footprint) 1439							
2.Slate	5.Wood	8.		2.Typical	5. 8.			Condition 4 Average							
3.Metal	6.Other	9.		3.Old Type	6. 9.None			1.Poor	4.Avg	7.V G					
SF Masonry Trim 0				# Rooms 5				2.Fair	5.Avg+ 8.Exc						
OPEN-3- 0				# Bedrooms 3				3.Avg-	6.Good 9.Same						
OPEN-4- 0				# Full Baths 1				Phys. % Good 0%							
Year Built 2006				# Half Baths 0				Funct. % Good 87%							
Year Remodeled 0				# Addn Fixtures 0				Functional Code 1 Incomplete							
Foundation 4 Wood				# Fireplaces 0				1.Incomp	4.Small	7.Layout					
1.Concrete	4.Wood	7.						2.O-Built	5.CDU	8.Other					
2.C Block	5.Slab	8.						3.Damage	6.Style 9.None		Econ. % Good 100%				
3.Br/Stone	6.Prs/Post	9.						Economic Code None				0.None	3.Services 7.		
Basement 4 Full Basement								Entrance Code 0				1.Location	4.Traffic 8.		
1.1/4 Bmt	4.Full Bmt	7.						1.Interior 4.Vacant 7.				2.Encroach	9.None 9.		
2.1/2 Bmt	5.None	8.						2.Refusal 5.Estimate 8.				Information Code 0			
3.3/4 Bmt	6.	9.None						3.Informed 6.Office 9.RS				1.Owner	4.Agent 7.		
Bsmt Gar # Cars 1								2.Relative 5.Estimate 8.				2.Relative	5.Estimate 8.		
Wet Basement 1 Dry Basement								3.Tenant 6.Other 9.SNY				1.Owner 4.Agent 7.			
1.Dry	4.	7.						1.One Story Fram				2.Two Story Fram			
2.Damp	5.	8.		3.Three Story Fr				4.1 & 1/2 Story							
3.Wet	6.	9.		%				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							
%				%				26.15Fr Overhang							
%				%				27.Unfin Basement							
%				%				28.Unfinished Att							
%				%				29.Finished Attic							

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
312 QUONSET	2024	1440	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

