

PROVENCHER LOGAN L
FRAZIER, CODY A
PO BOX 317
NORTH WATERBORO ME 04061

B17034P81 B17246P692

Previous Owner
PROVENCHER, LOGAN & ROBYN JT
PO BOX 360

NORTH WATERBORO ME 04061
Sale Date: 6/02/2016

Inspection Witnessed By:

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

Notes:
16.0614 - new lot, position along rd questionable. move subject to new lots. -ak

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																												
Neighborhood 38 SOKOKIS TRAIL RT5			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																								
Tree Growth Year 0			2016	41,300	0	0	41,300																																																																																																																																																																																																								
1ST MORTGAGE 0			2017	41,300	0	0	41,300																																																																																																																																																																																																								
2ND MORTGAGE 0			2018	41,300	0	0	41,300																																																																																																																																																																																																								
Zone/Land Use 31 Agricultural/Residential			2019	59,200	176,700	0	235,900																																																																																																																																																																																																								
Secondary Zone			2020	59,200	176,700	0	235,900																																																																																																																																																																																																								
Topography 3 Above Street			2021	65,200	176,700	0	241,900																																																																																																																																																																																																								
1.Level 4.Below St 7.Steep			2022	71,100	194,400	0	265,500																																																																																																																																																																																																								
2.Rolling 5.Low 8.Wet			2023	78,200	215,600	0	293,800																																																																																																																																																																																																								
3.Above St 6.Swampy 9.Lev/Roll			2024	87,700	242,100	25,000	304,800																																																																																																																																																																																																								
Utilities 9 No Water/No Sewer			2025	107,200	325,200	25,000	407,400																																																																																																																																																																																																								
1.Public 4.Improve 7.Improve																																																																																																																																																																																																															
2.Water 5.Improve 8.																																																																																																																																																																																																															
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LAND USE 0			<table border="1"> <thead> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr><td>11.Ossipee WF</td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>1.Unimproved</td></tr> <tr><td>12.Arrowhead WF</td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>2.Excess Ftg /De</td></tr> <tr><td>13.Waterfront</td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>3.Topography</td></tr> <tr><td>14.Rear Land</td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>4.Size/Shape</td></tr> <tr><td>15.Misc</td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>5.Access or Rear</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>6.Restriction</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>7.Open Space</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>8.View/Environ</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>9.Fract Share</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>Acres</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>30.Rear (201+)</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>31.Tillable/Horti</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>32.Pasture</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>33.Orchard</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>34.Frontage</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>35.Triangular Lot</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>36.Commercial</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>37.Softwood</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>38.Mixed Wood</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>39.Hardwood</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>40.Wasteland</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>41.Gravel Pit (Ac</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>42.Mobile Home Si</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>43.Condo Site</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>44.Utility ROW</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>45.Camp Lot</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>46.Site Improve</td></tr> </tbody> </table>					Front Foot	Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code	11.Ossipee WF				%		1.Unimproved	12.Arrowhead WF				%		2.Excess Ftg /De	13.Waterfront				%		3.Topography	14.Rear Land				%		4.Size/Shape	15.Misc				%		5.Access or Rear					%		6.Restriction					%		7.Open Space					%		8.View/Environ					%		9.Fract Share					%		Acres					%		30.Rear (201+)					%		31.Tillable/Horti					%		32.Pasture					%		33.Orchard					%		34.Frontage					%		35.Triangular Lot					%		36.Commercial					%		37.Softwood					%		38.Mixed Wood					%		39.Hardwood					%		40.Wasteland					%		41.Gravel Pit (Ac					%		42.Mobile Home Si					%		43.Condo Site					%		44.Utility ROW					%		45.Camp Lot					%		46.Site Improve
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Sale Type 2 Land & Buildings			13.Waterfront		18.Excess Land		23.Non Conforming																																																																																																																																																																																																								
1.Land 4.Mobile 7.			14.Rear Land		19.Condominium		Acres																																																																																																																																																																																																								
2.L & B 5.Other 8.			15.Misc		20.Pavement		24.Excess (5-10)																																																																																																																																																																																																								
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2.FHA/VA 5.Private 8.							28.Rear (101-150)																																																																																																																																																																																																								
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2.Seller 5.Pub Rec 8.Other							%																																																																																																																																																																																																								
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Waterboro

Map Lot 013-049-003

Account 5116

Location 25 CODY LANE

Card 1 Of 1 9/23/2024

Building Style 1 Conventional	SF Bsmt Living 500	Layout 1 Typical
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade 2 100	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 9 None
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 8 Aluminum/Vinyl	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 4 Good 90%
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) 1624
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Above Average
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 1	Phys. % Good 95%
Year Built 2017	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# 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
3.Br/Stone 6.Prs/Post 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 2		Entrance Code 9 Rob Sutherland
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6.Office 9.RS	
3.Wet 6. 9.	Information Code 9 See Next Year	
	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
41 2S Open Fr Porch	2017	144	9 105	9	95 %	100 %	
					%	%	1.One Story Fram
					%	%	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