

LATHAN MARC V
LATHAN, ANNE A
327 WEBBER ROAD
NORTH WATERBORO ME 04061

B3094P116 B16676P222

Previous Owner
CHAMPION JOHN E & ELIZABETH K
C/O MARC LATHAN
327 WEBBER ROAD
NORTH WATERBORO ME 04061
Sale Date: 8/19/2013

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
22.0706 - added 12x20 shed -sb
23.0131 - removed 8x8 shed per notes from code office - vw
23.1018 - removed 576sf garage; owner states there is no garage - verified with site visit - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 20 WEBBER RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	74,200	142,500	10,000	206,700		
1ST MORTGAGE 0			2013	74,200	142,500	10,000	206,700		
2ND MORTGAGE 0			2014	74,200	142,500	10,000	206,700		
Zone/Land Use 31 Agricultural/Residential			2015	74,200	142,500	10,000	206,700		
Secondary Zone			2016	60,500	123,800	15,000	169,300		
Topography 1 Level			2017	60,500	123,800	15,000	169,300		
1.Level 4.Below St 7.Steep			2018	60,500	123,800	20,000	164,300		
2.Rolling 5.Low 8.Wet			2019	60,500	123,800	20,000	164,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	60,500	125,300	20,000	165,800		
Utilities 9 No Water/No Sewer			2021	66,500	125,300	24,500	167,300		
1.Public 4.Improve 7.Improve			2022	72,600	137,800	25,000	185,400		
2.Water 5.Improve 8.			2023	79,800	155,800	25,000	210,600		
3.Sewer 6.Improve 9.None			2024	89,500	181,300	25,000	245,800		
Street 1 Paved			2025	110,200	200,000	25,000	285,200		
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	
Sale Date 8/19/2013			14.Rear Land			%		4.Size/Shape	
Price 168,000			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.						%		8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing 1 Conventional			17.Secondary Lot			%		Acres	
1.Convent 4.Seller 7.			18.Excess Land			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		32.Pasture	
Validity 1 Arms Length Sale						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				34.Frontage	
2.Related 5.Partial 8.Other				21.Homesite (Frac	21	2.00	100 %	0	35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	1.19	100 %	0	36.Commercial	
Verified 5 Public Record			23.Non Conforming			%		37.Softwood	
1.Buyer 4.Agent 7.Family			Acres			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		39.Hardwood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		40.Wasteland	
			26.Excess			%		41.Gravel Pit (Ac	
			27.Rear (1-100)			%		42.Mobile Home Si	
			28.Rear (101-150)			%		43.Condo Site	
			29.Rear (151-200)			%		44.Utility ROW	
			Total Acreage		3.19			45.Camp Lot	
								46.Site Improve	


Waterboro

Map Lot 014-001

Account 1542

Location 327 WEBBER ROAD

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
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	1 Hot Water BB
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	5	
OPEN-3-	0		# Bedrooms	3	
OPEN-4-	0		# Full Baths	1	
Year Built	1984		# Half Baths	0	
Year Remodeled	0		# 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	420	0 0	0	0	0 %	
24 Frame Shed	0	60	0 0	0	0	100 %	
24 Frame Shed	2022					%	10,000
						%	
						%	
						%	
						%	
						%	
						%	
						%	
						%	

- 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

