

ARSENAULT, MATTHEW A
ARSENAULT, CRYSTAL E
94 LORDS ROAD
NORTH WATERBORO ME 04061

B13465P186 B17365P468 B18487P86

Previous Owner
GODIN ERIC & DONAGHY-GODIN JADE
94 LORDS RD.

NORTH WATERBORO ME 04061
Sale Date: 12/11/2020

Previous Owner
SAXTON MARY LOU & MARK BOUTHOT
ATTN: ERIC & JADE GODIN
94 LORDS RD
N WATERBORO ME 04061
Sale Date: 11/16/2016

Previous Owner
ROBERGE MICHAEL J. SR. &
DENISON DORIS P
90 LORDS ROAD
NORTH WATERBORO ME 04061
Sale Date: 10/13/2005

Inspection Witnessed By:

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

Notes:
6/21/17 - added 1.03 acres, combined 014-040Q with this lot SB

Waterboro

Property Data			Assessment Record						
Neighborhood 17 LORDS RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	71,800	153,200	10,000	215,000		
1ST MORTGAGE 0			2013	71,800	153,200	10,000	215,000		
2ND MORTGAGE 0			2014	79,400	153,200	0	232,600		
Zone/Land Use 31 Agricultural/Residential			2015	79,400	153,200	0	232,600		
Secondary Zone			2016	60,700	153,200	0	213,900		
Topography 3 Above Street			2017	60,700	153,200	0	213,900		
1.Level 4.Below St 7.Steep			2018	62,100	153,200	0	215,300		
2.Rolling 5.Low 8.Wet			2019	62,100	153,200	0	215,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	62,100	155,600	0	217,700		
Utilities 9 No Water/No Sewer			2021	68,400	155,600	0	224,000		
1.Public 4.Improve 7.Improve			2022	74,600	171,200	0	245,800		
2.Water 5.Improve 8.			2023	82,000	189,800	25,000	246,800		
3.Sewer 6.Improve 9.None			2024	92,000	214,400	25,000	281,400		
Street 1 Paved			2025	112,400	290,200	25,000	377,600		
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 12/11/2020			15.Misc			%		5.Access or Rear	
Price 307,000						%		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.			16.Regular Lot			%		9.Fract Share	
3.Building 6. 9.			17.Secondary Lot			%		Acres	
Financing 9 Unknown			18.Excess Land			%		30.Rear (201+)	
1.Convent 4.Seller 7.			19.Condominium			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			20.Pavement			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown						%		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	2.00	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	2.09	100	%	0	
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		4.09				
						46.Site Improve			

Waterboro

Map Lot 014-040A-002


Account 1591

Location 94 LORDS ROAD

Card 1

Of 1

9/23/2024

Building Style	3 Raised Ranch	SF Bsmt Living	501	Layout	1 Typical
1.Conv	5.Garr/Col 9.Other	Fin Bsmt Grade	3 100	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	3 Average 110%
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)	1040
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	7 Very Good
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G
SF Masonry Trim	0	# Rooms	6	2.Fair	5.Avg+ 8.Exc
OPEN-3-	0	# Bedrooms	2	3.Avg-	6.Good 9.Same
OPEN-4-	0	# Full Baths	1	Phys. % Good	0%
Year Built	2003	# Half Baths	0	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.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				1.Incomp	4.Small 7.Layout
				2.O-Built	5.CDU 8.Other
				3.Damage	6.Style 9.None
				Econ. % Good	100%
				Economic Code	None
				0.None	3.Services 7.
				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

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	0	896	0 0	0	0	0 %	0 %	1.One Story Fram
24 Frame Shed	0	160	0 0	0	0	0 %	0 %	2.Two Story Fram
68 Wood Deck	0	548	0 0	0	0	0 %	0 %	3.Three Story Fr
26 1SFr Overhang	0	80	0 0	0	0	0 %	0 %	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

