

LAUGHLIN ZACKARY T
 LAUGHLIN, TORI R
 22 MILL POND RD
 WATERBORO ME 04087

B15108P374 B17604P842

Previous Owner
 LAVIGNE ALBERT P & JOANNE H
 ATTN: ZACKARY & TORI LAUGHLIN
 22 MILL POND ROAD
 WATERBORO ME 04087
 Sale Date: 11/15/2017

Property Data			Assessment Record				
Neighborhood 60 BRACKETT LANE			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2012	62,400	163,700	10,000	216,100
1ST MORTGAGE 0			2013	62,400	163,700	10,000	216,100
2ND MORTGAGE 0			2014	62,400	163,700	10,000	216,100
Zone/Land Use 21 Village			2015	62,400	163,700	10,000	216,100
Secondary Zone			2016	53,000	155,700	15,000	193,700
Topography 1 Level			2017	53,000	155,700	15,000	193,700
1.Level 4.Below St 7.Steep			2018	53,000	155,700	20,000	188,700
2.Rolling 5.Low 8.Wet			2019	53,000	155,700	0	208,700
3.Above St 6.Swampy 9.Lev/Roll			2020	53,000	157,000	0	210,000
Utilities 9 No Water/No Sewer			2021	58,300	157,000	0	215,300
1.Public 4.Improve 7.Improve			2022	63,600	172,700	0	236,300
2.Water 5.Improve 8.			2023	70,000	191,500	0	261,500
3.Sewer 6.Improve 9.None			2024	78,400	215,100	0	293,500
Street 1 Paved			2025	69,300	274,400	25,000	318,700
1.Paved 4.Proposed 7.ROW							
2.Semi Imp 5.Pvt 8.None							
3.Gravel 6.Aband 9.TG PLAN							

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Sale Data		
Sale Date	11/15/2017	
Price	220,000	
Sale Type	2 Land & Buildings	
1.Land 4.Mobile 7.		
2.L & B 5.Other 8.		
3.Building 6. 9.		
Financing	9 Unknown	
1.Convent 4.Seller 7.		
2.FHA/VA 5.Private 8.		
3.Assumed 6.Cash 9.Unknown		
Validity	1 Arms Length Sale	
1.Valid 4.Split 7.Renovate		
2.Related 5.Partial 8.Other		
3.Distress 6.Exempt 9.		
Verified	5 Public Record	
1.Buyer 4.Agent 7.Family		
2.Seller 5.Pub Rec 8.Other		
3.Lender 6.MLS 9.		

Land Data						
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
Total Acreage		0.48				

Waterboro

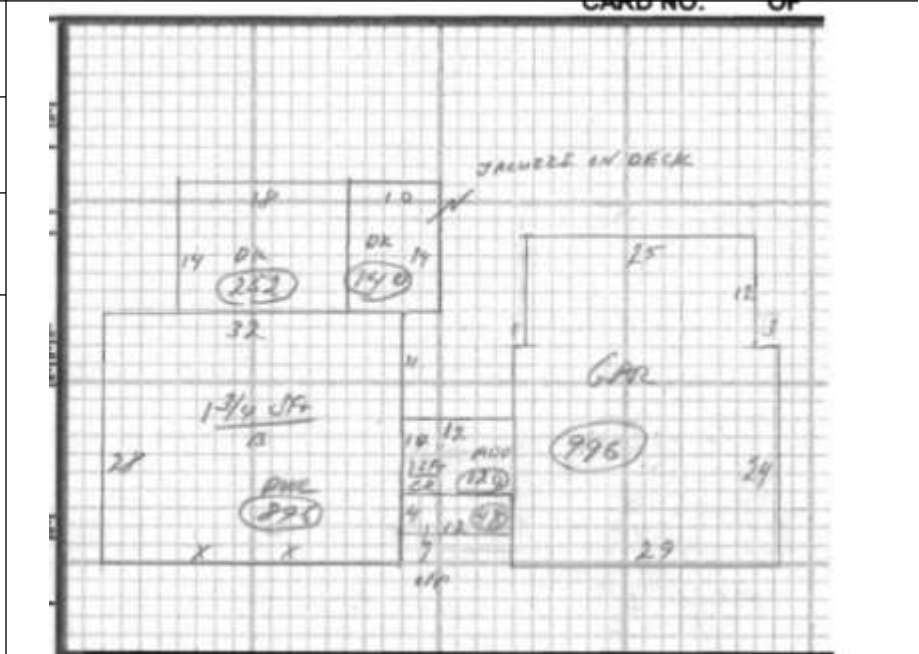
Map Lot 020-018M

Account 1806

Location 22 MILL POND ROAD

Card 1 Of 1 9/23/2024

Building Style	4 Cape Cod	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		
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	5 Force Warm Air
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 5 One & 3/4 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 3 Composition			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 6		
OPEN-3- 0			# Bedrooms 3		
OPEN-4- 0			# Full Baths 2		
Year Built 1980			# Half Baths 0		
Year Remodeled 0			# Addn Fixtures 0		
Foundation 1 Concrete			# Fireplaces 0		
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2c5e6c; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>		
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	
1 One Story Frame	0	120	0 0	0	0	% 0	%	1.One Story Fram
21 Open Frame	0	48	0 0	0	0	% 0	%	2.Two Story Fram
60 1.25 ST Gar	0	996	0 0	0	0	% 0	%	3.Three Story Fr
68 Wood Deck	0	140	0 0	0	0	% 0	%	4.1 & 1/2 Story
68 Wood Deck	0	252	0 0	0	0	% 0	%	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