

COMEAU, LINDA  
COMEAU, JEFFREY II  
66 LAUGHING LOON LANE  
WATERBORO ME 04087

B10187P268 B15962P439 B19067P724

Previous Owner  
COMEAU JEFFREY J & LINDA A  
4 LONG HILL ROAD

STRATHAM NH 03885  
Sale Date: 7/06/2022

Previous Owner  
PICARD WAYNE F & SUSAN N  
PO BOX 241

EAST WATERBORO ME 04030  
Sale Date: 10/15/2010

Inspection Witnessed By:

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

Notes:  
21.0707 - removed old house, added 27x41 1st/b -sb  
24.0507 - corrected dwelling sf from 1080 (27x40) to 1107 (27x41), added 8x20 1s add and 24x30 1.5s gar - vw

Waterboro

Property Data			Assessment Record						
Neighborhood <b>27 OSSIPEE POND WF B</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	288,300	154,500	0	442,800		
1ST MORTGAGE <b>0</b>			2013	288,300	154,500	0	442,800		
2ND MORTGAGE <b>0</b>			2014	288,300	154,500	0	442,800		
Zone/Land Use <b>48 Shoreland</b>			2015	288,300	154,500	0	442,800		
Secondary Zone <b>31 .....</b>			2016	273,900	152,900	0	426,800		
Topography <b>1 Level</b>			2017	273,900	152,900	0	426,800		
1.Level 4.Below St 7.Steep			2018	273,900	152,900	0	426,800		
2.Rolling 5.Low 8.Wet			2019	273,900	152,900	0	426,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	273,900	152,900	0	426,800		
Utilities <b>9 No Water/No Sewer</b>			2021	301,300	152,900	0	454,200		
1.Public 4.Improve 7.Improve			2022	328,600	149,100	0	477,700		
2.Water 5.Improve 8.			2023	361,500	165,300	0	526,800		
3.Sewer 6.Improve 9.None			2024	405,300	185,700	0	591,000		
Street <b>3 Gravel</b>			2025	422,800	333,600	0	756,400		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF	11	Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			12.Arrowhead WF						1.Unimproved
<b>Sale Data</b>			13.Waterfront						2.Excess Ftg /De
Sale Date <b>7/06/2022</b>			14.Rear Land						3.Topography
Price			15.Misc						4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>									5.Access or Rear
1.Land 4.Mobile 7.									6.Restriction
2.L & B 5.Other 8.			<b>Square Foot</b>		<b>Square Feet</b>				7.Open Space
3.Building 6. 9.			16.Regular Lot						8.View/Environ
Financing <b>9 Unknown</b>			17.Secondary Lot						9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land						<b>Acres</b>
2.FHA/VA 5.Private 8.			19.Condominium						30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement						31.Tillable/Horti
Validity <b>2 Related Parties</b>									32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>		<b>Acreege/Sites</b>				33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac						34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr						35.Triangular Lot
Verified <b>5 Public Record</b>			23.Non Conforming						36.Commercial
1.Buyer 4.Agent 7.Family			<b>Acres</b>						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
					<b>Total Acreage</b>	0.39			44.Utility ROW
									45.Camp Lot
									46.Site Improve

# Waterboro

Map Lot 028-028

Account 1994

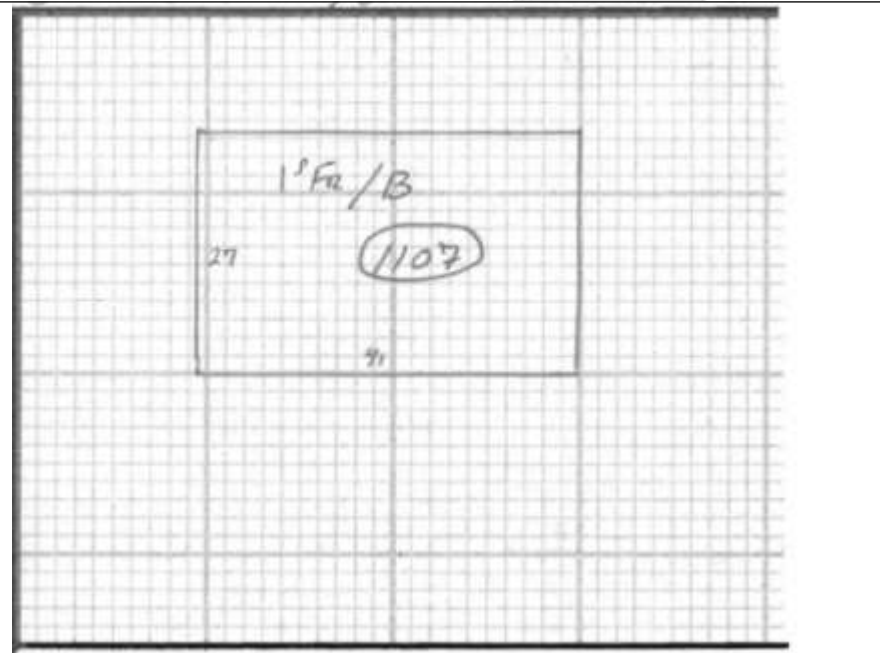
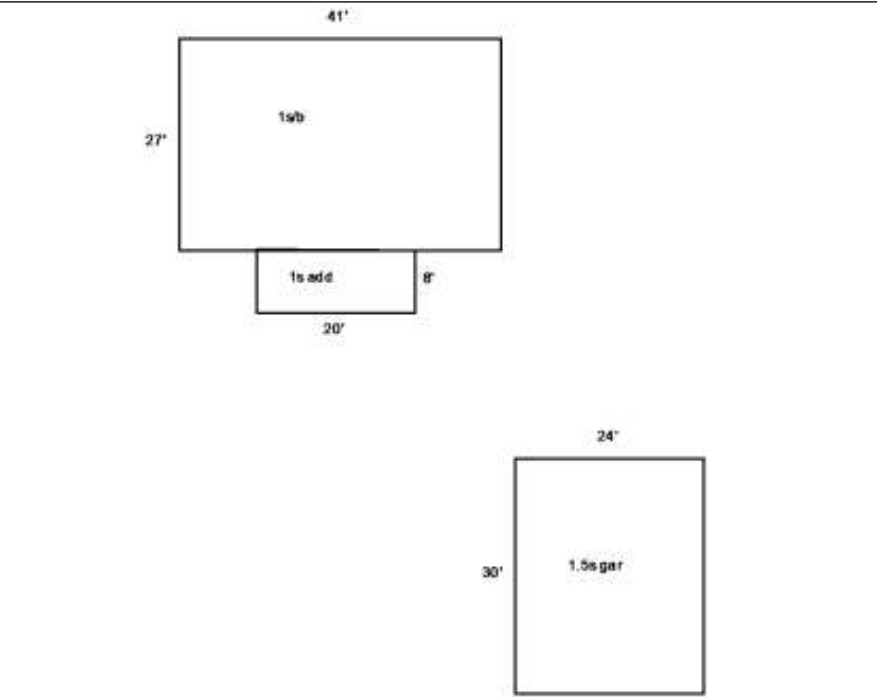
Location 66 LAUGHING LOON LANE

Card 1

Of 1

9/23/2024

Building Style	<b>2 Ranch</b>			SF Bsmt Living	<b>0</b>			Layout	<b>1 Typical</b>		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>0 100</b>			1.Typical	4.	7.	
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL	<b>0</b>			2.Inadeq	5.	8.	
3.R Ranch	7.Contemp/	11.Condo		Heat Type	<b>100% 1 Hot Water BB</b>			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat		Attic	<b>9 None</b>		
Dwelling Units <b>1</b>				2.HWCI	6.GravWA	10.		1.1/4 Fin	4.Full Fin	7.1/4 Unfi	
Other Units <b>0</b>				3.HWRAD	7.Electric	11.		2.1/2 Fin	5.FI/Stair	8.	
Stories <b>1 One Story</b>				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	<b>0% 9 None</b>			Insulation	<b>1 Full</b>		
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 <b>8 Aluminum/Vinyl</b>				3.H Pump	6.	9.None		3.Capped	6.	9.None	
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	<b>2 Typical</b>			Unfinished %	<b>0%</b>		
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.		Grade & Factor	<b>4 Good 100%</b>		
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 <b>1 Asphalt Shingles</b>				Bath(s) Style	<b>2 Typical Bath(s)</b>			3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.		SQFT (Footprint) <b>1107</b>			
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition	<b>6 Good</b>		
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G	
SF Masonry Trim <b>0</b>				# Rooms	<b>0</b>			2.Fair	5.Avg+	8.Exc	
OPEN-3- <b>0</b>				# Bedrooms	<b>2</b>			3.Avg-	6.Good	9.Same	
OPEN-4- <b>0</b>				# Full Baths	<b>1</b>			Phys. % Good	<b>0%</b>		
Year Built <b>2021</b>				# Half Baths	<b>0</b>			Funct. % Good	<b>100%</b>		
Year Remodeled <b>0</b>				# Addn Fixtures	<b>0</b>			Functional Code	<b>9 None</b>		
Foundation <b>1 Concrete</b>				# Fireplaces	<b>0</b>			1.Incomp	4.Small	7.Layout	
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; 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 <b>4 Full Basement</b>											
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 <b>0</b>											
Wet Basement <b>1 Dry Basement</b>											
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	160	0 0	0	0 %	0 %		1.One Story Fram
47 1.50 ST GAR	2024	720	0 0	0	0 %	0 %		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