

AZZARATTA, MELISSA M
 CREAMER, MATTHEW I (JT)
 12 ALPINE TERR
 N WATERBORO ME 04061
 B14924P867 B17742P569

Previous Owner
 SPENCER BRAD G & ANNE L
 ATTN: MELISSA AZZARATTA & MATTHEW CREAMER
 12 ALPINE TERRACE
 NORTH WATERBORO ME 04061
 Sale Date: 6/22/2018

Previous Owner
 HOULE ROBERT & JENNIFER
 12 ALPINE TERRACE
 NORTH WATERBORO ME 04061
 Sale Date: 4/11/2007

Previous Owner
 FERRANDI SALVATORE & PHILLIP
 7 SCRIMSHAW LANE
 SACO ME 04072
 Sale Date: 6/23/2006

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 20.0707 - added living space in basement -sb

Waterboro

Property Data			Assessment Record							
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	30,000	138,800	10,000	158,800			
1ST MORTGAGE 0			2013	30,000	138,800	10,000	158,800			
2ND MORTGAGE 0			2014	30,000	138,800	10,000	158,800			
Zone/Land Use 47 Lake Arrowhead			2015	30,000	138,800	10,000	158,800			
Secondary Zone			2016	15,000	138,800	15,000	138,800			
Topography 1 Level			2017	15,000	138,800	15,000	138,800			
1.Level 4.Below St 7.Steep			2018	15,000	138,800	20,000	133,800			
2.Rolling 5.Low 8.Wet			2019	15,000	138,800	20,000	133,800			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	138,800	0	153,800			
Utilities 9 No Water/No Sewer			2021	16,500	138,800	24,500	130,800			
1.Public 4.Improve 7.Improve			2022	18,000	152,700	25,000	145,700			
2.Water 5.Improve 8.			2023	19,800	169,400	25,000	164,200			
3.Sewer 6.Improve 9.None			2024	22,200	190,200	25,000	187,400			
Street 3 Gravel			2025	30,000	262,000	25,000	267,000			
1.Paved 4.Proposed 7.ROW			Land Data							
2.Semi Imp 5.Pvt 8.None										
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes	
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code		
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved	
Sale Data			13.Waterfront				%		2.Excess Ftg /De	
Sale Date 6/22/2018			14.Rear Land				%		3.Topography	
Price 206,650			15.Misc				%		4.Size/Shape	
Sale Type 2 Land & Buildings							%		5.Access or Rear	
1.Land 4.Mobile 7.			Square Foot		Square Feet				6.Restriction	
2.L & B 5.Other 8.			16.Regular Lot	16		1	100 %	0	7.Open Space	
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ	
Financing 9 Unknown			18.Excess Land				%		9.Fract Share	
1.Convent 4.Seller 7.			19.Condominium				%		Acres	
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti	
Validity 1 Arms Length Sale			Fract. Acre		Acreege/Sites				32.Pasture	
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		33.Orchard	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage	
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot	
Verified 5 Public Record			Acres				%		36.Commercial	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood	
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood	
			27.Rear (1-100)				%		40.Wasteland	
			28.Rear (101-150)				%		41.Gravel Pit (Ac	
			29.Rear (151-200)				%		42.Mobile Home Si	
			Total Acreage 0.00							43.Condo Site
										44.Utility ROW
										45.Camp Lot
										46.Site Improve

Waterboro

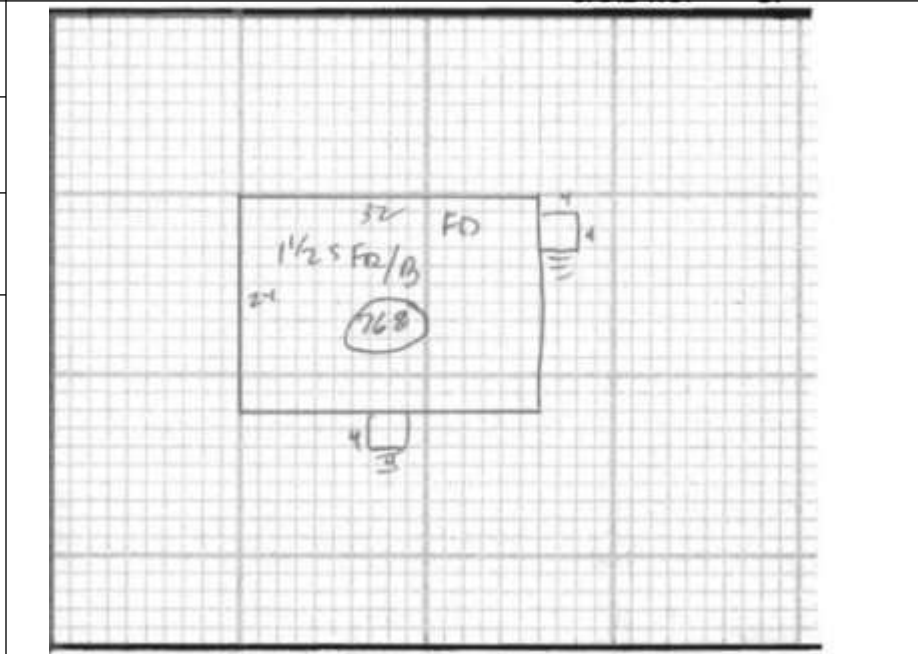
Map Lot 042-00A-052

Account 2727

Location 12 ALPINE TERRACE

Card 1 Of 1 9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	288	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	4 One & 1/2 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	8 Alumunum/Vinyl		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	2006		# Half Baths	1	
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: #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	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 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