

WILSON, MICHAEL K
KINCAID, KELSEY M (JT)
62 NORTHLAND ROAD
NORTH WATERBORO ME 04061

B5137P223 B17741P497

Previous Owner
TREMBLAY MARC I & ELIZABETH
ATTN: MICHAEL WILSON & KELSEY KINCAID
62 NORTHLAND ROAD
NORTH WATERBORO ME 04061
Sale Date: 6/27/2018

Property Data			Assessment Record						
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	30,000	132,400	10,000	152,400		
1ST MORTGAGE 0			2013	30,000	132,400	10,000	152,400		
2ND MORTGAGE 0			2014	30,000	132,400	10,000	152,400		
Zone/Land Use 47 Lake Arrowhead			2015	30,000	132,400	10,000	152,400		
Secondary Zone			2016	15,000	132,400	15,000	132,400		
Topography 2 Rolling			2017	15,000	132,400	15,000	132,400		
1.Level 4.Below St 7.Steep			2018	15,000	132,400	20,000	127,400		
2.Rolling 5.Low 8.Wet			2019	15,000	132,400	20,000	127,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	132,800	0	147,800		
Utilities 9 No Water/No Sewer			2021	16,500	132,800	24,500	124,800		
1.Public 4.Improve 7.Improve			2022	18,000	146,000	25,000	139,000		
2.Water 5.Improve 8.			2023	19,800	162,000	25,000	156,800		
3.Sewer 6.Improve 9.None			2024	22,200	181,900	25,000	179,100		
Street 3 Gravel			2025	30,000	248,000	25,000	253,000		
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
			14.Rear Land				%		3.Topography
Sale Date 6/27/2018			15.Misc				%		4.Size/Shape
Price 185,000							%		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.			16.Regular Lot	16		1	100 %	0	8.View/Environ
3.Building 6. 9.			17.Secondary Lot				%		9.Fract Share
Financing 9 Unknown			18.Excess Land				%		Acres
1.Convent 4.Seller 7.			19.Condominium				%		30.Rear (201+)
2.FHA/VA 5.Private 8.			20.Pavement				%		31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown							%		32.Pasture
Validity 1 Arms Length Sale			Fract. Acre		Acres/Sites				33.Orchard
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		34.Frontage
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		35.Triangular Lot
3.Distress 6.Exempt 9.			23.Non Conforming				%		36.Commercial
Verified 5 Public Record			Acres				%		37.Softwood
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		39.Hardwood
3.Lender 6.MLS 9.			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
			Total Acreage		0.00				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Map Lot 042-00A-202

Account 2587

Location 62 NORTHLAND ROAD

Card 1

Of 1

9/23/2024

Building Style	3 Raised Ranch			SF Bsmt Living	500			Layout	1 Typical		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	3 110			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	1 Wood Siding			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)	1100			
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition	5 Above Average			
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G		
SF Masonry Trim	0			# Rooms	0			2.Fair	5.Avg+	8.Exc	
OPEN-3-	0			# Bedrooms	3			3.Avg-	6.Good	9.Same	
OPEN-4-	0			# Full Baths	1			Phys. % Good	0%		
Year Built	1989			# Half Baths	1			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.O-Built	5.CDU	8.Other		
2.C Block	5.Slab	8.					3.Damage	6.Style	9.None		
3.Br/Stone	6.Prs/Post	9.					Econ. % Good	100%			
Basement	4 Full Basement						Economic Code	None			
1.1/4 Bmt	4.Full Bmt	7.					0.None	3.Services	7.		
2.1/2 Bmt	5.None	8.					1.Location	4.Traffic	8.		
3.3/4 Bmt	6.	9.None					2.Encroach	9.None	9.		
Bsmt Gar # Cars	2						Entrance Code	0			
Wet Basement	1 Dry Basement						1.Interior	4.Vacant	7.		
1.Dry	4.	7.					2.Refusal	5.Estimate	8.		
2.Damp	5.	8.					3.Informed	6.Office	9.RS		
3.Wet	6.	9.					Information Code	0			
							1.Owner	4.Agent	7.		
							2.Relative	5.Estimate	8.		
							3.Tenant	6.Other	9.SNY		



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	88	0 0	0	0	0 %	0 %	1.One Story Fram
26 1SFr Overhang	0	38	0 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

