

FISCHER, LEAH M
RICHARDS, MICHAEL W (JT)
23 ARCADIA LANE
NORTH WATERBORO ME 04061

B13348P68 B16092P365 B17832P539

Previous Owner
MERRILL DENISE M
ATTN: LEAH FISCHER & MICHAEL RICHARDS
23 ARCADIA LANE
NORTH WATERBORO ME 04061
Sale Date: 10/26/2018

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record							
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	30,000	145,600	10,000	165,600			
1ST MORTGAGE 0			2013	30,000	145,600	10,000	165,600			
2ND MORTGAGE 0			2014	30,000	145,600	10,000	165,600			
Zone/Land Use 47 Lake Arrowhead			2015	30,000	145,600	10,000	165,600			
Secondary Zone			2016	15,000	145,600	15,000	145,600			
Topography 2 Rolling			2017	15,000	145,600	15,000	145,600			
1.Level 4.Below St 7.Steep			2018	15,000	145,600	20,000	140,600			
2.Rolling 5.Low 8.Wet			2019	15,000	145,600	20,000	140,600			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	146,300	0	161,300			
Utilities 9 No Water/No Sewer			2021	16,500	146,300	24,500	138,300			
1.Public 4.Improve 7.Improve			2022	18,000	161,000	25,000	154,000			
2.Water 5.Improve 8.			2023	19,800	178,500	25,000	173,300			
3.Sewer 6.Improve 9.None			2024	22,200	200,500	25,000	197,700			
Street 3 Gravel			2025	30,000	273,400	25,000	278,400			
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 10/26/2018			14.Rear Land				%		3.Topography	
Price 200,000			15.Misc				%		4.Size/Shape	
Sale Type 2 Land & Buildings							%		5.Access or Rear	
1.Land 4.Mobile 7.							%		6.Restriction	
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space	
3.Building 6. 9.			16.Regular Lot	16	1	100	%	0	8.View/Environ	
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share	
1.Convent 4.Seller 7.			18.Excess Land				%		Acres	
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti	
Validity 1 Arms Length Sale							%		32.Pasture	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					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 5 Public Record			23.Non Conforming				%		36.Commercial	
1.Buyer 4.Agent 7.Family			Acres				%		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	
			Total Acreage 0.00							44.Utility ROW
										45.Camp Lot
										46.Site Improve

Waterboro

Map Lot 042-00A-208

Account 2593

Location 23 ARCADIA LANE

Card 1 Of 1 9/23/2024

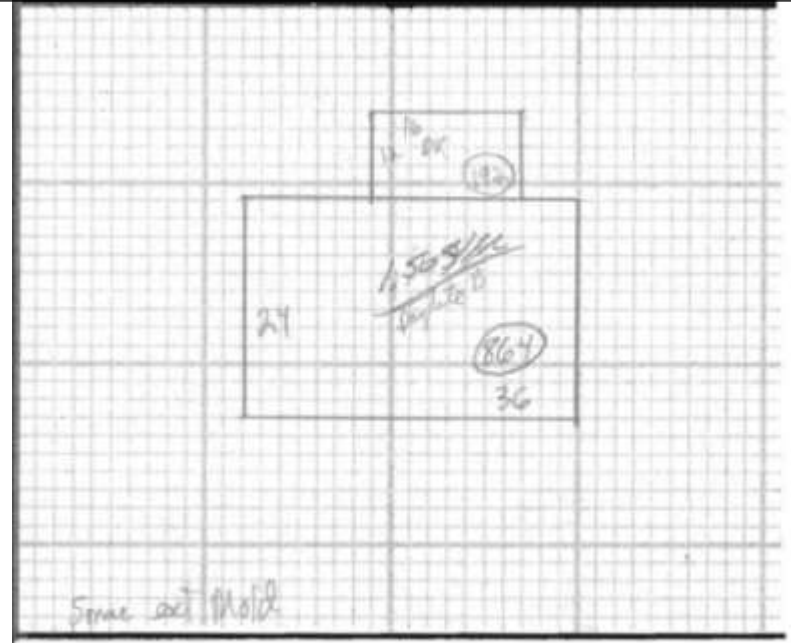
Building Style	4 Cape Cod	SF Bsmt Living	500	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	3 100	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL	0	2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100% 1 Hot Water BB	3.Not func
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	1		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	Insulation
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 Aluminum/Vinyl		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	Unfinished %
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)	Grade & Factor
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	0	SQFT (Footprint)
OPEN-3-	0		# Bedrooms	3	864
OPEN-4-	0		# Full Baths	2	Condition
Year Built	1995		# Half Baths	0	5 Above Average
Year Remodeled	0		# Addn Fixtures	0	1.Poor
Foundation	1 Concrete		# Fireplaces	0	4.Avg
1.Concrete	4.Wood	7.			7.V G
2.C Block	5.Slab	8.			2.Fair
3.Br/Stone	6.Prs/Post	9.			5.Avg+
Basement	4 Full Basement				6.Good
1.1/4 Bmt	4.Full Bmt	7.			9.Same
2.1/2 Bmt	5.None	8.			Phys. % Good
3.3/4 Bmt	6.	9.None			0%
Bsmt Gar # Cars	1				Funct. % Good
Wet Basement	1 Dry Basement				100%
1.Dry	4.	7.			Functional Code
2.Damp	5.	8.			9 None
3.Wet	6.	9.			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



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	168	0 0	0	0	0	%
					%	%	%
					%	%	%
					%	%	%
					%	%	%
					%	%	%
					%	%	%
					%	%	%
					%	%	%
					%	%	%



Some old mold