

PERANZI, CATHERINE E
20 ARCADIA DRIVE
NORTH WATERBORO ME 04061

B10280P182 B18774P632 B19071P886

Previous Owner
CONRAD, MARK D
CONRAD, DOREEN
20 ARCADIA DRIVE
NORTH WATERBORO ME 04061
Sale Date: 7/15/2022

Previous Owner
SLAWIEC BOGUSLAWA
SLAWIEC, BOLESLAW K
20 ARCADIA LANE
NORTH WATERBORO ME 04061
Sale Date: 8/18/2021

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
23.1213 - added 10x14 storage shed -sb

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																																	
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																													
Tree Growth Year 0			2012	42,000	142,400	10,000	174,400																																																																																																																																																																																																													
1ST MORTGAGE 0			2013	42,000	142,400	10,000	174,400																																																																																																																																																																																																													
2ND MORTGAGE 0			2014	42,000	142,400	10,000	174,400																																																																																																																																																																																																													
Zone/Land Use 47 Lake Arrowhead			2015	42,000	142,400	10,000	174,400																																																																																																																																																																																																													
Secondary Zone			2016	21,000	141,000	15,000	147,000																																																																																																																																																																																																													
Topography 2 Rolling			2017	21,000	141,000	15,000	147,000																																																																																																																																																																																																													
1.Level 4.Below St 7.Steep			2018	21,000	141,000	20,000	142,000																																																																																																																																																																																																													
2.Rolling 5.Low 8.Wet			2019	21,000	141,000	20,000	142,000																																																																																																																																																																																																													
3.Above St 6.Swampy 9.Lev/Roll			2020	21,000	142,500	20,000	143,500																																																																																																																																																																																																													
Utilities 9 No Water/No Sewer			2021	23,100	142,500	24,500	141,100																																																																																																																																																																																																													
1.Public 4.Improve 7.Improve			2022	25,200	156,800	25,000	157,000																																																																																																																																																																																																													
2.Water 5.Improve 8.			2023	27,700	173,900	0	201,600																																																																																																																																																																																																													
3.Sewer 6.Improve 9.None			2024	31,100	195,300	0	226,400																																																																																																																																																																																																													
Street 3 Gravel			2025	46,000	274,500	25,000	295,500																																																																																																																																																																																																													
1.Paved 4.Proposed 7.ROW			<table border="1"> <thead> <tr> <th colspan="5">Land Data</th> </tr> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>11.Ossipee WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>1.Unimproved</td> </tr> <tr> <td>12.Arrowhead WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>2.Excess Ftg /De</td> </tr> <tr> <td>13.Waterfront</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>3.Topography</td> </tr> <tr> <td>14.Rear Land</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>4.Size/Shape</td> </tr> <tr> <td>15.Misc</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>5.Access or Rear</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>6.Restriction</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>7.Open Space</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>8.View/Environ</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>9.Fract Share</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>Acres</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>30.Rear (201+)</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>31.Tillable/Horti</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>32.Pasture</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>33.Orchard</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>34.Frontage</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>35.Triangular Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>36.Commercial</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>37.Softwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>38.Mixed Wood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>39.Hardwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>40.Wasteland</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>41.Gravel Pit (Ac</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>42.Mobile Home Si</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>43.Condo Site</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>44.Utility ROW</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>45.Camp Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>46.Site Improve</td> </tr> </tbody> </table>					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
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Waterboro

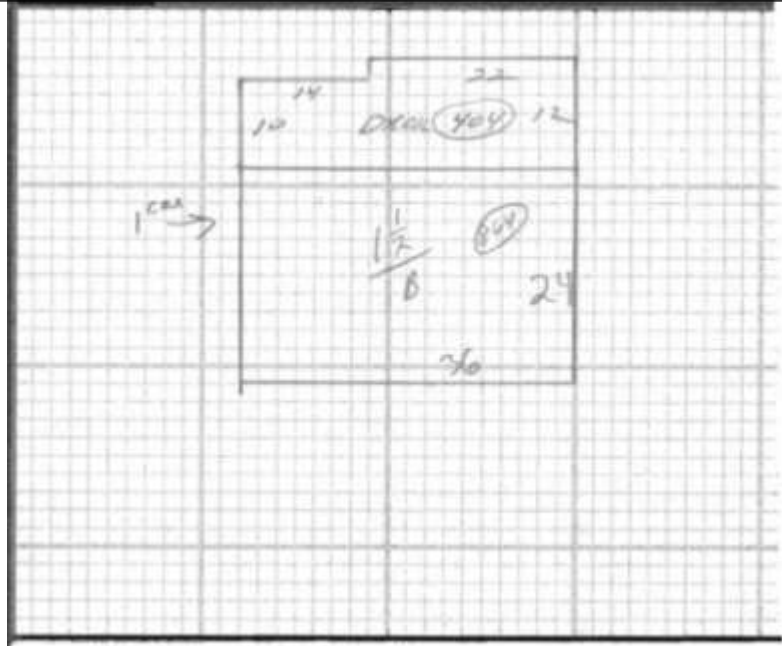
Map Lot 042-00A-217

Account 2601

Location 20 ARCADIA LANE

Card 1 Of 1 9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	100	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 Alumunum/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	1	Condition
Year Built	1997		# Half Baths	1	6 Good
Year Remodeled	0		# Addn Fixtures	0	1.Poor
Foundation	1 Concrete		# Fireplaces	0	4.Avg
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #008080; color: white; padding: 10px; margin-right: 10px; font-size: 2em; font-weight: bold;">T</div> <div style="font-size: 2em; font-weight: bold;">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	1				
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	
68 Wood Deck	2007	404	3 100	7	97 %	100 %		1.One Story Fram
24 Frame Shed	2023	140	4 100	6	0 %	100 %		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