

CLOUTIER JOHN & JUNE
PO BOX 60
NORTH WATERBORO ME 04061

B15072P594 B19271P50

Previous Owner
BLAIS MICHAEL R
5 JOSHUA DRIVE

BIDDEFORD ME 04005
Sale Date: 1/30/2007

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
23.1101 - deed to establish joint tenancy B19271/P50 - vv

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																														
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																										
Tree Growth Year 0			2012	30,000	104,700	10,000	124,700																																																																																																																																																																																																										
1ST MORTGAGE 0			2013	30,000	104,700	10,000	124,700																																																																																																																																																																																																										
2ND MORTGAGE 0			2014	30,000	104,700	10,000	124,700																																																																																																																																																																																																										
Zone/Land Use 47 Lake Arrowhead			2015	30,000	104,700	10,000	124,700																																																																																																																																																																																																										
Secondary Zone			2016	15,000	104,700	15,000	104,700																																																																																																																																																																																																										
Topography 2 Rolling			2017	15,000	104,700	15,000	104,700																																																																																																																																																																																																										
1.Level 4.Below St 7.Steep			2018	15,000	104,700	20,000	99,700																																																																																																																																																																																																										
2.Rolling 5.Low 8.Wet			2019	15,000	104,700	20,000	99,700																																																																																																																																																																																																										
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	105,100	20,000	100,100																																																																																																																																																																																																										
Utilities 9 No Water/No Sewer			2021	16,500	105,100	24,500	97,100																																																																																																																																																																																																										
1.Public 4.Improve 7.Improve			2022	18,000	115,600	25,000	108,600																																																																																																																																																																																																										
2.Water 5.Improve 8.			2023	19,800	128,200	25,000	123,000																																																																																																																																																																																																										
3.Sewer 6.Improve 9.None			2024	22,200	144,000	25,000	141,200																																																																																																																																																																																																										
Street 3 Gravel			2025	30,000	203,200	25,000	208,200																																																																																																																																																																																																										
1.Paved 4.Proposed 7.ROW			<table border="1"> <thead> <tr> <th colspan="2">Land Data</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Front Foot</th> <th>Type</th> <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		Effective		Influence		Influence Codes	Front Foot	Type	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
Land Data		Effective						Influence		Influence Codes																																																																																																																																																																																																							
Front Foot	Type	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																																																																																																																																																																																																											
LAND USE 0			Square Foot																																																																																																																																																																																																														
BUILDING USE 0			Acres/Sites																																																																																																																																																																																																														
Sale Data			Total Acreage 0.00																																																																																																																																																																																																														
Sale Date 4/04/2007																																																																																																																																																																																																																	
Price 145,000																																																																																																																																																																																																																	
Sale Type 2 Land & Buildings																																																																																																																																																																																																																	
1.Land 4.Mobile 7.																																																																																																																																																																																																																	
2.L & B 5.Other 8.																																																																																																																																																																																																																	
3.Building 6. 9.																																																																																																																																																																																																																	
Financing 1 Conventional																																																																																																																																																																																																																	
1.Convent 4.Seller 7.																																																																																																																																																																																																																	
2.FHA/VA 5.Private 8.																																																																																																																																																																																																																	
3.Assumed 6.Cash 9.Unknown																																																																																																																																																																																																																	
Validity 1 Arms Length Sale																																																																																																																																																																																																																	
1.Valid 4.Split 7.Renovate																																																																																																																																																																																																																	
2.Related 5.Partial 8.Other																																																																																																																																																																																																																	
3.Distress 6.Exempt 9.																																																																																																																																																																																																																	
Verified 5 Public Record																																																																																																																																																																																																																	
1.Buyer 4.Agent 7.Family																																																																																																																																																																																																																	
2.Seller 5.Pub Rec 8.Other																																																																																																																																																																																																																	
3.Lender 6.MLS 9.																																																																																																																																																																																																																	

Waterboro

Map Lot 042-00A-285

Account 2655

Location 9 KINGS COURT

Card 1

Of 1

9/23/2024

Building Style	3 Raised Ranch			SF Bsmt Living	440			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)	816		
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	2			3.Avg-	6.Good	9.Same	
OPEN-4-	0			# Full Baths	1			Phys. % Good	0%		
Year Built	1993			# Half Baths	0			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	0							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	96	0 0	0	0	0	%	1.One Story Fram
26 1SFr Overhang	0	56	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

