

GODWIN, NICOLE E
GODWIN, THOMAS
10 OTTER DRIVE
NORTH WATERBORO ME 04061

B12968P208 B18307P537

Previous Owner
PIERCE SASHA M
PIERCE, JOSEPH D
10 OTTER DRIVE
NORTH WATERBORO MAINE 04061
Sale Date: 7/16/2020

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record								
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total				
Tree Growth Year 0			2012	30,000	114,700	10,000	134,700				
1ST MORTGAGE 0			2013	30,000	114,700	10,000	134,700				
2ND MORTGAGE 0			2014	30,000	114,700	10,000	134,700				
Zone/Land Use 47 Lake Arrowhead			2015	30,000	114,700	10,000	134,700				
Secondary Zone			2016	15,000	113,600	15,000	113,600				
Topography 1 Level			2017	15,000	113,600	15,000	113,600				
1.Level 4.Below St 7.Steep			2018	15,000	113,600	20,000	108,600				
2.Rolling 5.Low 8.Wet			2019	15,000	113,600	20,000	108,600				
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	113,600	20,000	108,600				
Utilities 9 No Water/No Sewer			2021	16,500	113,600	24,500	105,600				
1.Public 4.Improve 7.Improve			2022	18,000	124,900	0	142,900				
2.Water 5.Improve 8.			2023	19,800	138,500	0	158,300				
3.Sewer 6.Improve 9.None			2024	22,200	155,600	0	177,800				
Street 3 Gravel			2025	30,000	218,500	0	248,500				
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 7/16/2020			14.Rear Land				%		3.Topography		
Price 235,000			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				%		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				%			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 044-000-A362

Account 3016

Location 10 OTTER DRIVE

Card 1

Of 1

9/23/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade 0 0	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 4 One & 1/2 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 8 Alumunum/Vinyl	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 100%
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) 672
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 1999	# 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 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
1 One Story Frame	0	72	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

