

CALLAHAN PAUL R
87 VICTORIA LN
NORTH WATERBORO ME 04061

B14319P533 B15651P863 B15673P876 B16115P61

Previous Owner
BAYNES, WILLIAM R & ELIZABETH E
ATTN: PAUL R CALLAHAN
87 VICTORIA LN
N WATERBORO ME 04061
Sale Date: 11/06/2017

Previous Owner
KING JENNIFER R & ANGEL JEREMY J
1582 GOODWINS MILL RD

WATERBORO ME 04087
Sale Date: 7/06/2009

Previous Owner
PRINCE ROCHELLE H
87 VICTORIA LANE

N WATERBORO ME 04061
Sale Date: 12/14/2004

Inspection Witnessed By:

X	Date
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	50,000	99,500	0	149,500		
1ST MORTGAGE 0			2013	50,000	99,500	0	149,500		
2ND MORTGAGE 0			2014	50,000	99,500	0	149,500		
Zone/Land Use 47 Lake Arrowhead			2015	50,000	99,500	0	149,500		
Secondary Zone			2016	25,000	99,500	0	124,500		
Topography 4 Below Street			2017	25,000	99,500	0	124,500		
1.Level 4.Below St 7.Steep			2018	25,000	99,500	0	124,500		
2.Rolling 5.Low 8.Wet			2019	25,000	99,500	0	124,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	25,000	100,400	0	125,400		
Utilities 9 No Water/No Sewer			2021	27,500	100,400	0	127,900		
1.Public 4.Improve 7.Improve			2022	30,000	110,400	0	140,400		
2.Water 5.Improve 8.			2023	33,000	122,500	0	155,500		
3.Sewer 6.Improve 9.None			2024	37,000	137,500	0	174,500		
Street 3 Gravel			2025	53,800	195,300	0	249,100		
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 11/06/2017			14.Rear Land				%		3.Topography
Price 130,000			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	17		1	100 %	0	9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land	18		1	100 %	0	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 044-000-A374

Account 3027

Location 87 VICTORIA LANE

Card 1 Of 1 9/23/2024

Building Style	2 Ranch			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 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 115%								
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) 768								
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition 6 Good								
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 1990			# 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	195	0 0	0	0	0	%	1.One Story Fram
69 Hot tub #	0	1	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

