

MARCOTTE JEFFREY P  
MARCOTTE, JENNIFER L  
52 PARADISE LANE  
NORTH WATERBORO ME 04061

B14810P85

Previous Owner  
LAGAS JOHN P & KARA L  
52 PARADISE LANE

NORTH WATERBORO ME 04061  
Sale Date: 4/13/2007

Previous Owner  
BELINSKY LAWRENCE S & NANCY E  
(LAGAS JOHN & KARA)  
10 ORCHARD ROAD  
SHREWSBURY MA 01545  
Sale Date: 2/18/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record							
Neighborhood <b>2 LAC EAST</b>			Year	Land	Buildings	Exempt	Total			
Tree Growth Year <b>0</b>			2012	30,000	137,800	10,000	157,800			
1ST MORTGAGE <b>0</b>			2013	30,000	137,800	10,000	157,800			
2ND MORTGAGE <b>0</b>			2014	30,000	137,800	10,000	157,800			
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	30,000	137,800	10,000	157,800			
Secondary Zone			2016	15,000	136,400	15,000	136,400			
Topography <b>2 Rolling</b>			2017	15,000	136,400	15,000	136,400			
1.Level 4.Below St 7.Steep			2018	15,000	136,400	20,000	131,400			
2.Rolling 5.Low 8.Wet			2019	15,000	136,400	20,000	131,400			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	136,800	20,000	131,800			
Utilities <b>9 No Water/No Sewer</b>			2021	16,500	136,800	24,500	128,800			
1.Public 4.Improve 7.Improve			2022	18,000	150,500	25,000	143,500			
2.Water 5.Improve 8.			2023	19,800	166,900	25,000	161,700			
3.Sewer 6.Improve 9.None			2024	22,200	188,100	25,000	185,300			
Street <b>3 Gravel</b>			2025	30,000	263,600	25,000	268,600			
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>							
2.Semi Imp 5.Pvt 8.None										
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>	
LAND USE <b>0</b>			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>		
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved	
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De	
Sale Date <b>4/18/2006</b>			14.Rear Land				%		3.Topography	
Price <b>181,000</b>			15.Misc				%		4.Size/Shape	
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear	
1.Land 4.Mobile 7.							%		6.Restriction	
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>					7.Open Space	
3.Building 6. 9.			16.Regular Lot	16	1	100	%	0	8.View/Environ	
Financing <b>1 Conventional</b>			17.Secondary Lot				%		9.Fract Share	
1.Convent 4.Seller 7.			18.Excess Land				%		<b>Acres</b>	
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti	
Validity <b>1 Arms Length Sale</b>							%		32.Pasture	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					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 <b>1 Buyer</b>			23.Non Conforming				%		36.Commercial	
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		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	
			<b>Total Acreage 0.00</b>							44.Utility ROW
										45.Camp Lot
										46.Site Improve

# Waterboro

Map Lot 044-002-251

Account 2943

Location 52 PARADISE LANE

Card 1

Of 1

9/23/2024

Building Style	<b>4 Cape Cod</b>	SF Bsmt Living	<b>0</b>	Layout	<b>1 Typical</b>
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	<b>0 0</b>	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL	<b>0</b>	2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100% 1 Hot Water BB</b>	3.Not func
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	<b>1</b>		2.HWCI	6.GravWA	10.
Other Units	<b>0</b>		3.HWRAD	7.Electric	11.
Stories	<b>4 One &amp; 1/2 Story</b>		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	<b>0% 9 None</b>	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	<b>1 Wood Siding</b>		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	<b>2 Typical</b>	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	<b>1 Asphalt Shingles</b>		Bath(s) Style	<b>2 Typical Bath(s)</b>	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	<b>0</b>		# Rooms	<b>0</b>	Condition
OPEN-3-	<b>0</b>		# Bedrooms	<b>3</b>	1.Poor
OPEN-4-	<b>0</b>		# Full Baths	<b>2</b>	2.Fair
Year Built	<b>1995</b>		# Half Baths	<b>0</b>	3.Avg-
Year Remodeled	<b>0</b>		# Addn Fixtures	<b>0</b>	6.Good
Foundation	<b>1 Concrete</b>		# Fireplaces	<b>0</b>	Phys. % Good
1.Concrete	4.Wood	7.			0%
2.C Block	5.Slab	8.			Funct. % Good
3.Br/Stone	6.Prs/Post	9.			100%
Basement	<b>4 Full Basement</b>				Functional Code
1.1/4 Bmt	4.Full Bmt	7.			9 None
2.1/2 Bmt	5.None	8.			1.Incomp
3.3/4 Bmt	6.	9.None			4.Small
Bsmt Gar # Cars	<b>0</b>				7.Layout
Wet Basement	<b>1 Dry Basement</b>				2.O-Built
1.Dry	4.	7.			5.CDU
2.Damp	5.	8.			8.Other
3.Wet	6.	9.			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	84	0 0	0	0	0	%
1 One Story Frame	0	16	0 0	0	0	0	%
24 Frame Shed	0	100	0 0	0	0	0	%
					%	%	
					%	%	
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