

EMMONS, DWIGHT L
993 LEBANON ROAD
ACTON ME 04001

B11082P91 B16719P711 B16808P292 B16927P249

Previous Owner
CUSSON APRIL L
15 PARADISE LN

NORTH WATERBORO ME 04061
Sale Date: 2/11/2021

Previous Owner
ENCHAUTEGUI, ENRIQUE & SAMANTHA
ATTN: APRIL L CUSSON
15 PARADISE LN
N WATERBORO ME 04061
Sale Date: 6/05/2017

Previous Owner
JPMORGAN CHASE BANK NATIONAL ASSOCIATION
C/O ENRIQUE & SAMANTHA ENCHAUTEGUI
15 PARADISE LN
N WATERBORO ME 04061
Sale Date: 11/20/2014

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	45,000	126,700	10,000	161,700		
1ST MORTGAGE 0			2013	45,000	126,700	10,000	161,700		
2ND MORTGAGE 0			2014	45,000	126,700	10,000	161,700		
Zone/Land Use 47 Lake Arrowhead			2015	45,000	126,700	0	171,700		
Secondary Zone			2016	22,500	126,700	0	149,200		
Topography 1 Level			2017	22,500	126,700	0	149,200		
1.Level 4.Below St 7.Steep			2018	22,500	126,700	0	149,200		
2.Rolling 5.Low 8.Wet			2019	22,500	126,700	0	149,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	22,500	127,700	0	150,200		
Utilities 9 No Water/No Sewer			2021	24,800	127,700	0	152,500		
1.Public 4.Improve 7.Improve			2022	27,000	140,500	0	167,500		
2.Water 5.Improve 8.			2023	29,700	155,800	0	185,500		
3.Sewer 6.Improve 9.None			2024	33,300	175,700	0	209,000		
Street 3 Gravel			2025	50,000	245,100	0	295,100		
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 2/11/2021			14.Rear Land				%		3.Topography
Price 262,000			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	17		1	100 %	0	9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		30.Rear (201+)
2.FHA/VA 5.Private 8.			19.Condominium				%		31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		32.Pasture
Validity 1 Arms Length Sale							%		33.Orchard
1.Valid 4.Split 7.Renovate			Fract. Acre				%		34.Frontage
2.Related 5.Partial 8.Other			21.Homesite (Frac				%		35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		36.Commercial
Verified 5 Public Record			23.Non Conforming				%		37.Softwood
1.Buyer 4.Agent 7.Family			Acres				%		38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		39.Hardwood
3.Lender 6.MLS 9.			25.Excess (10+)				%		40.Wasteland
			26.Excess				%		41.Gravel Pit (Ac
			27.Rear (1-100)				%		42.Mobile Home Si
			28.Rear (101-150)				%		43.Condo Site
			29.Rear (151-200)				%		44.Utility ROW
			Total Acreage		0.00				
							45.Camp Lot		
							46.Site Improve		

Waterboro

Map Lot 044-002-275


Account 2965

Location 15 PARADISE LN

Card 1

Of 1

9/23/2024

Building Style	5 Garrison/Colonial			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 5 One & 3/4 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 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) 720			
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 1987				# Half Baths 1			Funct. % Good 100%				
Year Remodeled 2003				# Addn Fixtures 0			Functional Code 9 None				
Foundation 1 Concrete				# Fireplaces 0			1.Incomp 4.Small 7.Layout				
1.Concrete	4.Wood	7.									
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 0											
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	0	265	0 0	0	0	0	%	1.One Story Fram
26 1SFr Overhang	0	30	0 0	0	0	0	%	2.Two Story Fram
24 Frame Shed	0	121	0 0	0	0	0	%	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

