

AVERITT DONALD
AVERITT, LISA M
133 OLD PORTLAND ROAD
NORTH WATERBORO ME 04061

B12053P47

Previous Owner
CANNAFARINA SUSAN
133 OLD PORTLAND RD.

NO. WATERBORO ME
Sale Date: 11/04/2005

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	158,900	172,300	0	331,200		
1ST MORTGAGE 0			2013	158,900	172,300	0	331,200		
2ND MORTGAGE 0			2014	158,900	172,300	0	331,200		
Zone/Land Use 47 Lake Arrowhead			2015	158,900	172,300	0	331,200		
Secondary Zone			2016	151,000	164,400	0	315,400		
Topography 2 Rolling			2017	151,000	164,400	0	315,400		
1.Level 4.Below St 7.Steep			2018	151,000	164,400	0	315,400		
2.Rolling 5.Low 8.Wet			2019	151,000	164,400	0	315,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	151,000	164,800	0	315,800		
Utilities 9 No Water/No Sewer			2021	166,100	164,800	0	330,900		
1.Public 4.Improve 7.Improve			2022	181,100	181,300	0	362,400		
2.Water 5.Improve 8.			2023	199,300	201,100	0	400,400		
3.Sewer 6.Improve 9.None			2024	223,400	225,800	25,000	424,200		
Street 3 Gravel			2025	222,500	287,600	25,000	485,100		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF	12	128	230	69 %	2	1.Unimproved
BUILDING USE 0			12.Arrowhead WF	12	110	200	39 %	6	2.Excess Ftg /De
Sale Data			13.Waterfront				%		3.Topography
Sale Date 11/04/2005			14.Rear Land				%		4.Size/Shape
Price 332,500			15.Misc				%		5.Access or Rear
Sale Type 2 Land & Buildings							%		6.Restriction
1.Land 4.Mobile 7.			Square Foot	Square Feet					7.Open Space
2.L & B 5.Other 8.							%		8.View/Environ
3.Building 6. 9.			16.Regular Lot				%		9.Fract Share
Financing 1 Conventional			17.Secondary Lot				%		Acres
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	Acreege/Sites					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 1 Buyer			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		0.59				45.Camp Lot
									46.Site Improve

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Map Lot 045-001-339

Account 3189

Location 133 OLD PORTLAND ROAD

Card 1

Of 1

9/23/2024

Building Style	1 Conventional	SF Bsmt Living	820	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	3 100	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100% 1 Hot Water BB	3.Not func
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	1		2.HWCI	6.GravWA	10.
Other Units	0		3.HWRAD	7.Electric	11.
Stories	2 Two Story		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0% 9 None	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	1 Wood Siding		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	
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	1 Asphalt Shingles		Bath(s) Style	2 Typical Bath(s)	
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	0		# Rooms	8	
OPEN-3-	0		# Bedrooms	3	
OPEN-4-	0		# Full Baths	3	
Year Built	1990		# Half Baths	0	
Year Remodeled	0		# Addn Fixtures	0	
Foundation	1 Concrete		# Fireplaces	0	
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>		
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.			
Year Insulated	0		Phys. % Good	0%	
Year Sided	0		Funct. % Good	100%	
Year Siding	0		Functional Code	9 None	
Year Siding	0		1.Incomp	4.Small	7.Layout
Year Siding	0		2.O-Built	5.CDU	8.Other
Year Siding	0		3.Damage	6.Style	9.None
Year Siding	0		Econ. % Good	100%	
Year Siding	0		Economic Code	None	
Year Siding	0		0.None	3.Services	7.
Year Siding	0		1.Location	4.Traffic	8.
Year Siding	0		2.Encroach	9.None	9.
Year Siding	0		Entrance Code	5 Estimated	
Year Siding	0		1.Interior	4.Vacant	7.
Year Siding	0		2.Refusal	5.Estimate	8.
Year Siding	0		3.Informed	6.Office	9.RS
Year Siding	0		Information Code	5 Estimate	
Year Siding	0		1.Owner	4.Agent	7.
Year Siding	0		2.Relative	5.Estimate	8.
Year Siding	0		3.Tenant	6.Other	9.SNY

Date Inspected 8/15/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	192	0 0	0	0	0 %	0 %
37 Unfin Basement	0	192	0 0	0	0	0 %	0 %
68 Wood Deck	0	96	0 0	0	0	0 %	0 %
68 Wood Deck	0	32	0 0	0	0	0 %	0 %
62 Patio	0	96	0 0	0	0	0 %	0 %
21 Open Frame	0	120	0 0	0	0	0 %	0 %
23 Frame Garage	0	480	0 0	0	0	0 %	0 %
						0 %	0 %
						0 %	0 %
						0 %	0 %

- 1.One Story Fram
- 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

