

FERGUSON EMILY A
219 OLD PORTLAND RD
N WATERBORO ME 04061

B2518P36 B16417P324 B16985P655 B17458P327

Previous Owner
VACATION PROPERTIES INC
ATTN: EMILY A FERGUSON
219 OLD PORTLAND RD
N WATERBORO ME 04061
Sale Date: 4/24/2017

Previous Owner
POPE, DANA G TRUSTEE OF THE GARDNER W POPE
REVOCABLE TRUST-1999
309 FAR REACH ROAD
WESTWOOD MA 02090
Sale Date: 3/19/2015

Inspection Witnessed By:

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

Notes:

- 17.0815 - changed lots from secondary and excess to regular and secondary SB
- 17.0906 - added house -sb
- 18.0410 - includes Lot 001-451 - tb

Waterboro

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	20,000	0	0	20,000		
1ST MORTGAGE 0			2013	20,000	0	0	20,000		
2ND MORTGAGE 0			2014	20,000	0	0	20,000		
Zone/Land Use 47 Lake Arrowhead			2015	20,000	0	0	20,000		
Secondary Zone			2016	10,000	0	0	10,000		
Topography 2 Rolling			2017	10,000	0	0	10,000		
1.Level 4.Below St 7.Steep			2018	22,500	127,200	0	149,700		
2.Rolling 5.Low 8.Wet			2019	22,500	127,200	0	149,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	22,500	127,200	0	149,700		
Utilities 9 No Water/No Sewer			2021	24,800	127,200	24,500	127,500		
1.Public 4.Improve 7.Improve			2022	27,000	139,900	25,000	141,900		
2.Water 5.Improve 8.			2023	29,700	155,200	25,000	159,900		
3.Sewer 6.Improve 9.None			2024	33,300	174,200	25,000	182,500		
Street 3 Gravel			2025	50,000	237,400	25,000	262,400		
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					1.Unimproved	
BUILDING USE 0			12.Arrowhead WF					2.Excess Ftg /De	
Sale Data			13.Waterfront					3.Topography	
			14.Rear Land					4.Size/Shape	
Sale Date 4/24/2017			15.Misc					5.Access or Rear	
Price 154,000								6.Restriction	
Sale Type 2 Land & Buildings								7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.				16.Regular Lot	16	1	100 %	0	9.Fract Share
3.Building 6. 9.			17.Secondary Lot	17	1	100 %	0	Acres	
Financing 1 Conventional			18.Excess Land					30.Rear (201+)	
1.Convent 4.Seller 7.			19.Condominium					31.Tillable/Horti	
2.FHA/VA 5.Private 8.			20.Pavement					32.Pasture	
3.Assumed 6.Cash 9.Unknown								33.Orchard	
Validity 1 Arms Length Sale								34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acres/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac					36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr					37.Softwood	
Verified 1 Buyer			23.Non Conforming					38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres					39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)					40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)					41.Gravel Pit (Ac	
			26.Excess					42.Mobile Home Si	
			27.Rear (1-100)					43.Condo Site	
			28.Rear (101-150)					44.Utility ROW	
			29.Rear (151-200)					45.Camp Lot	
			Total Acreage		0.00			46.Site Improve	

Waterboro

Map Lot 045-001-450


Account 3283

Location 219 OLD PORTLAND ROAD

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
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
4.Cape	8.Log	12.	1.HWB	5.FWA	9.No Heat
Dwelling Units	1		2.HWCI	6.GravWA	10.
Other Units	0		3.HWRAD	7.Electric	11.
Stories	4 One & 1/2 Story		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0%	9 None
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	8 Aluminum/Vinyl		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	0	
OPEN-3-	0		# Bedrooms	3	
OPEN-4-	0		# Full Baths	2	
Year Built	2016		# Half Baths	0	
Year Remodeled	0		# Addn Fixtures	0	
Foundation	1 Concrete		# Fireplaces	0	
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			1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.SNY		

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	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