

Map Lot 045-001-557

Account 3374

Location 53 LONE PINE ROAD

Card 1 Of 1

9/23/2024

CUSHING BRIAN S & KRISTINA M
53 LONE PINE ROAD
NO WATERBORO ME 04061

B14659P325 B15506P871 B17880P918

Previous Owner
PUMMILL DONALD DAVID & AMANDA LEE
53 LONE PINE ROAD

NO WATERBORO ME 04061
Sale Date: 10/17/2008

Previous Owner
COOPER KEVIN P & MOORE AMANDA L
53 LONE PINE ROAD

N WATERBORO ME 04061
Sale Date: 11/03/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record							
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	30,000	134,500	0	164,500			
1ST MORTGAGE 0			2013	30,000	134,500	0	164,500			
2ND MORTGAGE 0			2014	30,000	134,500	0	164,500			
Zone/Land Use 47 Lake Arrowhead			2015	30,000	134,500	0	164,500			
Secondary Zone			2016	15,000	134,500	0	149,500			
Topography 2 Rolling			2017	15,000	134,500	0	149,500			
1.Level 4.Below St 7.Steep			2018	15,000	134,500	0	149,500			
2.Rolling 5.Low 8.Wet			2019	15,000	134,500	0	149,500			
3.Above St 6.Swampy 9.Lev/Roll			2020	22,500	135,000	0	157,500			
Utilities 9 No Water/No Sewer			2021	24,800	135,000	0	159,800			
1.Public 4.Improve 7.Improve			2022	27,000	148,500	0	175,500			
2.Water 5.Improve 8.			2023	29,700	164,800	0	194,500			
3.Sewer 6.Improve 9.None			2024	33,300	185,000	0	218,300			
Street 3 Gravel			2025	50,000	250,200	0	300,200			
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 10/17/2008			14.Rear Land				%		3.Topography	
Price 149,900			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				%		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


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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	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		
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		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 Alumunum/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		6		
OPEN-3-		0	# Bedrooms		3		
OPEN-4-		0	# Full Baths		2		
Year Built		2002	# 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.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				

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	120	0 0	0	0	0	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

