

GEORGE SHANNON M
104 OLD PORTLAND RD
NORTH WATERBORO ME 04061

B14160P14 B16829P233

Previous Owner
GAGNON MATTHEW A & SARAH A
C/O SHANNON M GEORGE

N WATERBORO ME 04061
Sale Date: 6/30/2014

Previous Owner
WOOD JONATHAN G. & FRIEDLAND AMY L.
104 OLD PORTLAND RD.

NO. WATERBORO ME 04061
Sale Date: 7/19/2004

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
24.0403 - added 20x20 2s addition - vw

Waterboro

Property Data			Assessment Record								
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total				
Tree Growth Year 0			2012	30,000	132,800	10,000	152,800				
1ST MORTGAGE 0			2013	30,000	132,800	10,000	152,800				
2ND MORTGAGE 0			2014	30,000	132,800	10,000	152,800				
Zone/Land Use 47 Lake Arrowhead			2015	30,000	132,800	10,000	152,800				
Secondary Zone			2016	15,000	132,800	15,000	132,800				
Topography 2 Rolling			2017	15,000	132,800	15,000	132,800				
1.Level 4.Below St 7.Steep			2018	15,000	132,800	20,000	127,800				
2.Rolling 5.Low 8.Wet			2019	15,000	132,800	20,000	127,800				
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	132,800	20,000	127,800				
Utilities 9 No Water/No Sewer			2021	16,500	132,800	24,500	124,800				
1.Public 4.Improve 7.Improve			2022	18,000	146,100	25,000	139,100				
2.Water 5.Improve 8.			2023	19,800	162,100	25,000	156,900				
3.Sewer 6.Improve 9.None			2024	22,200	182,000	25,000	179,200				
Street 3 Gravel			2025	30,000	308,000	25,000	313,000				
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 6/30/2014			14.Rear Land				%		3.Topography		
Price 125,000			15.Misc				%		4.Size/Shape		
Sale Type 2 Land & Buildings							%		5.Access or Rear		
1.Land 4.Mobile 7.			Square Foot				%		6.Restriction		
2.L & B 5.Other 8.			16.Regular Lot	16		1	100	%	0	7.Open Space	
3.Building 6. 9.			17.Secondary Lot				%			8.View/Environ	
Financing 1 Conventional			18.Excess Land				%			9.Fract Share	
1.Convent 4.Seller 7.			19.Condominium				%			Acres	
2.FHA/VA 5.Private 8.			20.Pavement				%			30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown							%			31.Tillable/Horti	
Validity 1 Arms Length Sale			Fract. Acre				%			32.Pasture	
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%			33.Orchard	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%			34.Frontage	
3.Distress 6.Exempt 9.			23.Non Conforming				%			35.Triangular Lot	
Verified 1 Buyer			Acres				%			36.Commercial	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%			37.Softwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%			38.Mixed Wood	
3.Lender 6.MLS 9.			26.Excess				%			39.Hardwood	
			27.Rear (1-100)				%			40.Wasteland	
			28.Rear (101-150)				%			41.Gravel Pit (Ac	
			29.Rear (151-200)				%			42.Mobile Home Si	
			Total Acreage 0.00								43.Condo Site
											44.Utility ROW
											45.Camp Lot
											46.Site Improve

Waterboro

Map Lot 045-001-722

Account 4616

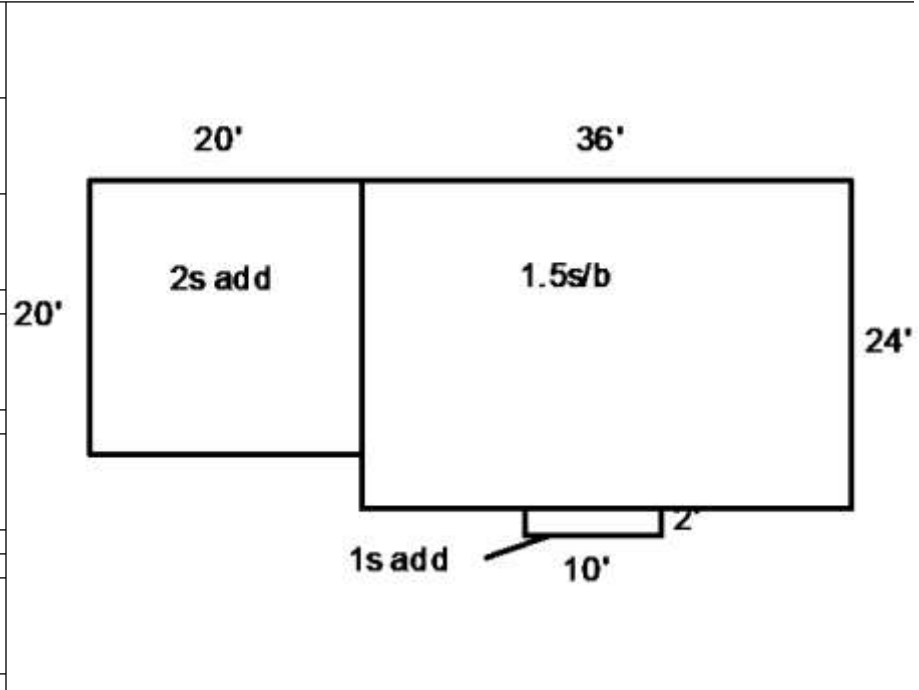
Location 104 OLD PORTLAND ROAD

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.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 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	6	
OPEN-3-	0		# Bedrooms	4	
OPEN-4-	0		# Full Baths	2	
Year Built	2003		# 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: #2c7e8c; 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.			
Date Inspected					



Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
1 One Story Frame	0	20	0 0	0	0	% 0	%	1.One Story Fram	
2 Two Story Frame	2024	400	0 0	0	0	% 0	%	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	