

PARSLEY, DANIEL
PARSLEY, CANDICE
82 FAIRVIEW DRIVE
NORTH WATERBORO ME 04061

B8027P133 B17009P924 B17395P576 B17815P80 B19341P148

Previous Owner
IVORY DAVID M (JT)
LASKOWSKI, AMBER L
82 FAIRVIEW DRIVE
NORTH WATERBORO ME 04061
Sale Date: 11/03/2023

Previous Owner
DONABEDIAN, MOLLY & TANNA L. ROSS
82 FAIRVIEW DRIVE

NORTH WATERBORO ME 04061
Sale Date: 9/28/2018

Previous Owner
STAMM, CATHERINE M & JOHN J JR
ATTN: DAVID IVORY & AMBER LASKOWSKI
82 FAIRVIEW DRIVE
NORTH WATERBORO ME 04061
Sale Date: 12/30/2016

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

23.1214 - changed to 1.75 stories from 1.5, updated bathrooms to 2 full, 1 half, added 120sf finished basement space; per real estate data from recent sale - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	45,000	146,100	10,000	181,100		
1ST MORTGAGE 0			2013	45,000	146,100	10,000	181,100		
2ND MORTGAGE 0			2014	45,000	146,100	10,000	181,100		
Zone/Land Use 47 Lake Arrowhead			2015	45,000	146,100	10,000	181,100		
Secondary Zone			2016	22,500	146,100	0	168,600		
Topography 2 Rolling			2017	22,500	146,100	0	168,600		
1.Level 4.Below St 7.Steep			2018	22,500	146,100	0	168,600		
2.Rolling 5.Low 8.Wet			2019	22,500	146,100	0	168,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	22,500	146,100	0	168,600		
Utilities 9 No Water/No Sewer			2021	24,800	146,100	0	170,900		
1.Public 4.Improve 7.Improve			2022	27,000	160,700	0	187,700		
2.Water 5.Improve 8.			2023	29,700	178,200	0	207,900		
3.Sewer 6.Improve 9.None			2024	33,300	200,700	0	234,000		
Street 3 Gravel			2025	50,000	302,500	0	352,500		
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
			14.Rear Land				%		3.Topography
Sale Date 11/03/2023			15.Misc				%		4.Size/Shape
Price 378,850							%		5.Access or Rear
Sale Type 2 Land & Buildings							%		6.Restriction
1.Land 4.Mobile 7.							%		7.Open Space
2.L & B 5.Other 8.			Square Foot		Square Feet				8.View/Environ
3.Building 6. 9.			16.Regular Lot	16		1	100 %	0	9.Fract Share
Financing 9 Unknown			17.Secondary Lot	17		1	100 %	0	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		Acres/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 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 045-001-725

Account 3498

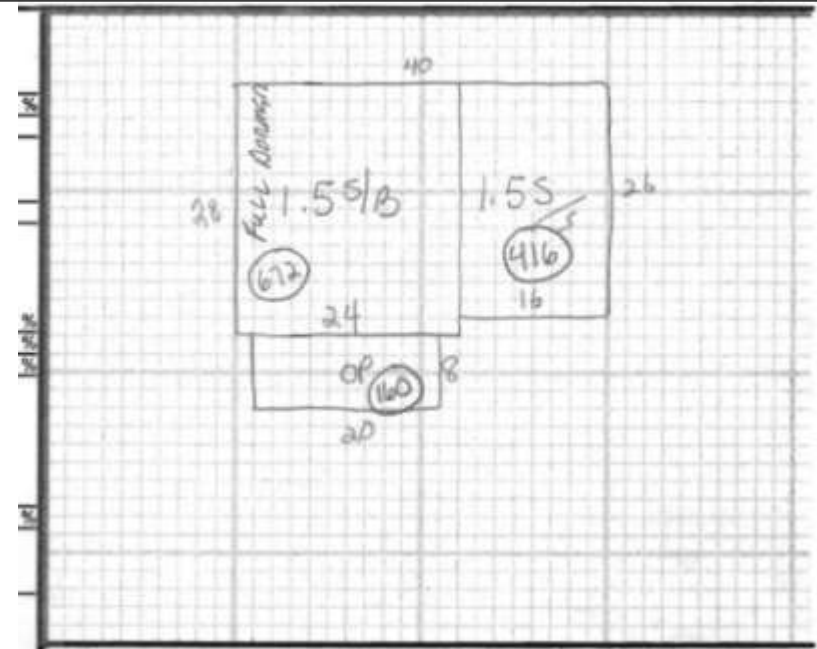
Location 82 FAIRVIEW DRIVE

Card 1

Of 1

9/23/2024

Building Style 4 Cape Cod	SF Bsmt Living 120	Layout 1 Typical
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade 3 100	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 1 Modern	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) 672
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 9	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1991	# Half Baths 1	Funct. % Good 100%
Year Remodeled 2005	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Small 7.Layout
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.Other
2.C Block 5.Slab 8.		3.Damage 6.Style 9.None
3.Br/Stone 6.Prs/Post 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Office 9.RS
3.Wet 6. 9.		Information Code 0
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.SNY



Date Inspected

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
4 1 & 1/2 Story Fr	2005	416	0 0	0	0 %	0 %	
21 Open Frame	0	160	0 0	0	0 %	0 %	
24 Frame Shed	0	80	0 0	0	0 %	0 %	
111 CONC. SLAB	2005	416	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