

LAMBERT, SCOTT J
ZINYATULLOVA, REZEDA
209 FAIRVIEW DRIVE
NORTH WATERBORO ME 04061

B14364P742 B16292P180 B16692P105 B19234P808

Previous Owner
DOUGHTY EARLE E JR & JOYCE D & MICHAEL E (JT)
209 FAIRVIEW DRIVE

NORTH WATERBORO ME 04061
Sale Date: 5/08/2023

Previous Owner
JENKINS LEAH & CHRISTOPHER RUSSELL
209 FAIRVIEW DRIVE

NORTH WATERBORO ME 04061
Sale Date: 3/30/2012

Previous Owner
VICTORY HOMES INC
7 SCRIMSHAW LANE

SACO ME 04072
Sale Date: 2/02/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	30,000	113,800	10,000	133,800		
1ST MORTGAGE 0			2013	30,000	113,800	0	143,800		
2ND MORTGAGE 0			2014	30,000	113,800	0	143,800		
Zone/Land Use 47 Lake Arrowhead			2015	30,000	113,800	0	143,800		
Secondary Zone			2016	15,000	113,800	21,000	107,800		
Topography 1 Level			2017	15,000	113,800	21,000	107,800		
1.Level 4.Below St 7.Steep			2018	15,000	113,800	26,000	102,800		
2.Rolling 5.Low 8.Wet			2019	15,000	113,800	26,000	102,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	114,100	26,000	103,100		
Utilities 9 No Water/No Sewer			2021	16,500	114,100	30,380	100,220		
1.Public 4.Improve 7.Improve			2022	18,000	125,500	31,000	112,500		
2.Water 5.Improve 8.			2023	19,800	139,200	31,000	128,000		
3.Sewer 6.Improve 9.None			2024	22,200	156,400	31,000	147,600		
Street 3 Gravel			2025	30,000	220,800	6,000	244,800		
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 5/08/2023			15.Misc			%		5.Access or Rear	
Price 380,000						%		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			%		Acres	
Financing 9 Unknown			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	Acreege/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 5 Public Record			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 045-001-763

Account 3523

Location 209 FAIRVIEW DRIVE

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	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		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		3.H Pump		6.	9.None	
8 Alumunum/Vinyl		Kitchen Style		2 Typical		
0.Wood	4.Asb/Asph	8.Alum/Vin	1.Modern	4.Obsolete	7.	
1.Wood	5.T-111	9.Other	2.Typical	5.	8.	
2.Wd Sh	6.Br/St	11.	3.Old Type	6.	9.None	
3.Compos.	7.Nov	12.	Bath(s) Style	2 Typical Bath(s)		
Roof Surface		1.Asphalt		4.Composit	7.	
1 Asphalt Shingles		2.Slate		5.Wood	8.	
1.Asphalt		3.Metal		6.Other	9.	
SF Masonry Trim		0		# Rooms 3		
OPEN-3-		0		# Bedrooms 1		
OPEN-4-		0		# Full Baths 1		
Year Built		2005		# 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; margin-right: 10px; font-size: 2em; font-weight: bold;">T</div> <div style="font-size: 2em; font-weight: bold;">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						

Attic	9 None	1.1/4 Fin	4.Full Fin	7.1/4 Unfi
2.1/2 Fin	5.FI/Stair	8.	3.3/4 Fin	6.1/2 Unfi
9.None	Insulation 1 Full			
1.Full	4.Minimal	7.	2.Heavy	5.Unk
8.	3.Capped	6.	9.None	Unfinished %
0%				
Grade & Factor 3 Average 110%				
1.E Grade	4.B Grade	7.AAA Grad	2.D Grade	5.A Grade
8.	3.C Grade	6.AA Grade	9.Same	SQFT (Footprint)
768				
Condition 8 Excellent				
1.Poor	4.Avg	7.V G	2.Fair	5.Avg+
8.Exc	3.Avg-	6.Good	9.Same	Phys. % Good
0%				
Funct. % Good 88%				
Functional Code 1 Incomplete				
1.Incomp	4.Small	7.Layout	2.O-Built	5.CDU
8.Other	3.Damage	6.Style	9.None	Econ. % Good
100%				
Economic Code None				
0.None	3.Services	7.	1.Location	4.Traffic
8.	2.Encroach	9.None	9.	Entrance Code
0				
1.Interior	4.Vacant	7.	2.Refusal	5.Estimate
8.	3.Informed	6.Office	9.RS	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		
68 Wood Deck	0	48	0 0	0	0	0	%	%	1.One Story Fram
68 Wood Deck	0	48	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

