

Map Lot 045-001-810

Account 3564

Location 207 FAIRVIEW DRIVE

Card 1 Of 1 9/23/2024

LAPRE KATHERINE (JT)  
207 FAIRVIEW DRIVE  
NORTH WATERBORO ME 04061

B13041P163 B16953P679 B17767P430 B18153P820

Previous Owner  
RICKARDS DALE M & MARY E  
95 WILLOW ST

S PORTLAND ME 04106  
Sale Date: 7/31/2018

Previous Owner  
ELSAYED WEDAD & WAHEED A ABDELHAMED  
ATTN: KATHERINE LAPRE & PATRICK GHYSSELS  
95 WILLOW ST  
S PORTLAND ME 04106  
Sale Date: 1/12/2015

Previous Owner  
ELSAYED WEDAD  
207 FAIRVIEW DRIVE

NO WATERBORO ME 04061  
Sale Date: 12/30/2004

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood <b>1 LAC WEST</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	30,000	130,900	0	160,900		
1ST MORTGAGE <b>0</b>			2013	30,000	130,900	0	160,900		
2ND MORTGAGE <b>0</b>			2014	30,000	130,900	0	160,900		
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	30,000	130,900	0	160,900		
Secondary Zone			2016	15,000	130,900	0	145,900		
Topography <b>2 Rolling</b>			2017	15,000	130,900	0	145,900		
1.Level 4.Below St 7.Steep			2018	15,000	130,900	0	145,900		
2.Rolling 5.Low 8.Wet			2019	15,000	130,900	0	145,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	130,900	0	145,900		
Utilities <b>9 No Water/No Sewer</b>			2021	16,500	130,900	0	147,400		
1.Public 4.Improve 7.Improve			2022	18,000	144,000	0	162,000		
2.Water 5.Improve 8.			2023	19,800	159,700	0	179,500		
3.Sewer 6.Improve 9.None			2024	22,200	180,300	0	202,500		
Street <b>3 Gravel</b>			2025	30,000	257,800	0	287,800		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date <b>7/31/2018</b>			14.Rear Land				%		3.Topography
Price <b>193,000</b>			15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>			%		7.Open Space
3.Building 6. 9.			16.Regular Lot	16	1	100	%	0	8.View/Environ
Financing <b>9 Unknown</b>			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>							%		32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					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 <b>5 Public Record</b>			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		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
				<b>Total Acreage 0.00</b>					44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

## Waterboro

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Card 1

Of 1

9/23/2024

Building Style	<b>4 Cape Cod</b>	SF Bsmt Living	<b>826</b>	Layout	<b>1 Typical</b>
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	<b>3 100</b>	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL <b>0</b>		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100% 5 Force Warm Air</b>	3.Not func
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units <b>1</b>			2.HWCI	6.GravWA	10.
Other Units <b>0</b>			3.HWRAD	7.Electric	11.
Stories <b>1 One Story</b>			4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	<b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 Aluminum/Vinyl</b>			3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style <b>2 Typical</b>		Unfinished % <b>0%</b>
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 <b>1 Asphalt Shingles</b>			Bath(s) Style <b>2 Typical Bath(s)</b>		Grade & Factor <b>3 Average 100%</b>
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 <b>0</b>			# Rooms <b>8</b>		SQFT (Footprint) <b>870</b>
OPEN-3- <b>0</b>			# Bedrooms <b>4</b>		Condition <b>5 Above Average</b>
OPEN-4- <b>0</b>			# Full Baths <b>1</b>		1.Poor
Year Built <b>1987</b>			# Half Baths <b>1</b>		4.Avg
Year Remodeled <b>0</b>			# Addn Fixtures <b>0</b>		7.V G
Foundation <b>1 Concrete</b>			# Fireplaces <b>0</b>		2.Fair
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">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 <b>4 Full Basement</b>					
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 <b>0</b>					
Wet Basement <b>1 Dry Basement</b>					
1.Dry	4.	7.			
2.Damp	5.	8.			
3.Wet	6.	9.			
Date Inspected			Phys. % Good <b>0%</b>		3.Avg-
			Funct. % Good <b>100%</b>		6.Good
			Functional Code <b>9 None</b>		9.Same
			1.Incomp		4.Small
			2.O-Built		5.CDU
			3.Damage		6.Style
			Econ. % Good <b>100%</b>		9.None
			Economic Code <b>None</b>		
			0.None		3.Services
			1.Location		4.Traffic
			2.Encroach		9.None
			Entrance Code <b>0</b>		
			1.Interior		4.Vacant
			2.Refusal		5.Estimate
			3.Informed		6.Office
			Information Code <b>0</b>		9.RS
			1.Owner		4.Agent
			2.Relative		5.Estimate
			3.Tenant		6.Other

Date Inspected								
Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
48 1.50 Fr Gar w/fin	0	360	0 0	0	0	0 %	0 %	1.One Story Fram
21 Open Frame	0	154	0 0	0	0	0 %	0 %	2.Two Story Fram
21 Open Frame	0	9	0 0	0	0	0 %	0 %	3.Three Story Fr
24 Frame Shed	0	144	0 0	0	0	0 %	0 %	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

