

DEVOID ERIN E
BOUDREAU, JONATHAN A
57 PINECREST CIRCLE
N WATERBORO ME 04061 4824

B4493P286 B15739P375 B16105P230

Previous Owner
NEVERS STEPHEN
C/O ERIN E DEVOID & JONATHAN A BOUDREAU
45 GEORGE ST
BIDDEFORD ME 04005
Sale Date: 6/02/2011

Previous Owner
BEDARD KEVIN & JARROD TRUDEAU
PO BOX 481

BIDDEFORD ME 04005
Sale Date: 10/13/2009

Previous Owner
WHITTAKER CHRISTOPHER T
34 JOSIAH BARTLETT ROAD

AMHERST NH 03031
Sale Date: 3/26/2007

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Property Data			Assessment Record							
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	30,000	120,300	0	150,300			
1ST MORTGAGE 0			2013	30,000	120,300	0	150,300			
2ND MORTGAGE 0			2014	30,000	120,300	0	150,300			
Zone/Land Use 47 Lake Arrowhead			2015	30,000	120,300	0	150,300			
Secondary Zone			2016	15,000	120,300	0	135,300			
Topography 1 Level			2017	15,000	120,300	0	135,300			
1.Level 4.Below St 7.Steep			2018	15,000	120,300	0	135,300			
2.Rolling 5.Low 8.Wet			2019	15,000	120,300	0	135,300			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	120,300	0	135,300			
Utilities 9 No Water/No Sewer			2021	16,500	120,300	0	136,800			
1.Public 4.Improve 7.Improve			2022	18,000	132,400	0	150,400			
2.Water 5.Improve 8.			2023	19,800	146,800	0	166,600			
3.Sewer 6.Improve 9.None			2024	22,200	164,900	0	187,100			
Street 3 Gravel			2025	30,000	217,700	0	247,700			
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 6/02/2011			14.Rear Land				%		3.Topography	
Price 162,900			15.Misc				%		4.Size/Shape	
Sale Type 2 Land & Buildings							%		5.Access or Rear	
1.Land 4.Mobile 7.			Square Foot		Square Feet				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		Acreege/Sites					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 5 Public Record			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					

Waterboro

Map Lot 046-002-119


Account 3672

Location 57 PINECREST CIRCLE

Card 1

Of 1

9/23/2024

Building Style 2 Ranch	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	3.Not func 6. 9.						
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 0						
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 1 One 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 8 Alumunum/Vinyl	3.H Pump 6. 9.None	3.Capped 6. 9.None						
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 2 Typical	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) 1232						
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 7 Very Good						
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G						
SF Masonry Trim 0	# Rooms 5	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 2010	# Half Baths 0	Funct. % Good 100%						
Year Remodeled 0	# 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	
					%	%		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

