

DUBREUIL, RYAN E
16 INDIAN LANE
NORTH WATERBORO ME 04061

B9741P71 B15307P175 B18238P119

Previous Owner
SHAW JOSHUA M
SHAW, TIA C
16 INDIAN LANE
NORTH WATERBORO ME 04061
Sale Date: 5/06/2020

Previous Owner
HOLSBERG MARC P
93 CUMBERLAND STREET
CORNISH ME 04020
Sale Date: 11/28/2007

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record								
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total				
Tree Growth Year 0			2012	45,000	93,800	10,000	128,800				
1ST MORTGAGE 0			2013	45,000	93,800	10,000	128,800				
2ND MORTGAGE 0			2014	45,000	93,800	10,000	128,800				
Zone/Land Use 47 Lake Arrowhead			2015	45,000	93,800	10,000	128,800				
Secondary Zone			2016	22,500	92,900	15,000	100,400				
Topography 2 Rolling			2017	22,500	92,900	15,000	100,400				
1.Level 4.Below St 7.Steep			2018	22,500	92,900	20,000	95,400				
2.Rolling 5.Low 8.Wet			2019	22,500	92,900	20,000	95,400				
3.Above St 6.Swampy 9.Lev/Roll			2020	22,500	92,900	20,000	95,400				
Utilities 9 No Water/No Sewer			2021	24,800	92,900	24,500	93,200				
1.Public 4.Improve 7.Improve			2022	27,000	102,200	0	129,200				
2.Water 5.Improve 8.			2023	29,700	113,300	0	143,000				
3.Sewer 6.Improve 9.None			2024	33,300	127,200	0	160,500				
Street 3 Gravel			2025	50,000	177,000	0	227,000				
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 5/06/2020			14.Rear Land				%		3.Topography		
Price 207,900			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	17		1	100	%	0	8.View/Environ	
Financing 9 Unknown			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 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								43.Condo Site
											44.Utility ROW
											45.Camp Lot
											46.Site Improve


Waterboro

Map Lot 046-002-138

Account 3690

Location 16 INDIAN LANE

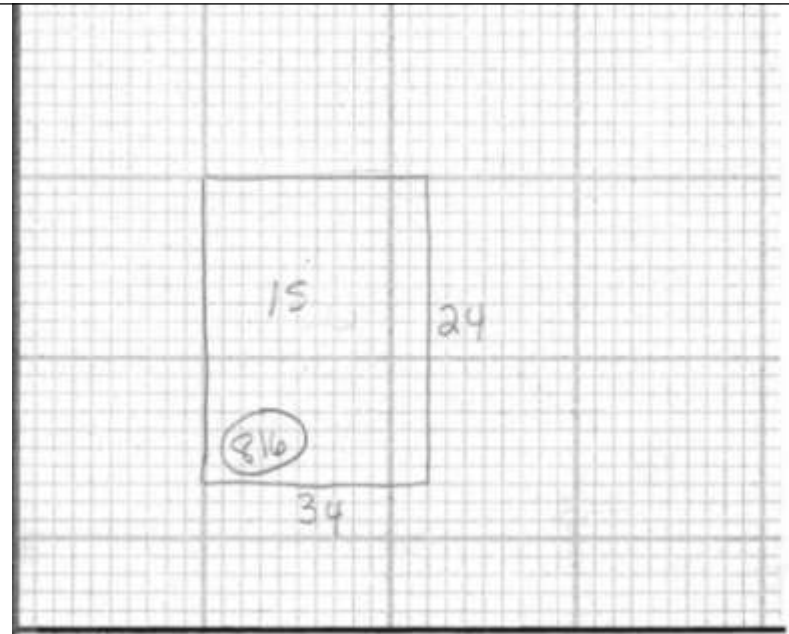
Card 1 Of 1 9/23/2024

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 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	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 Almunum/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 105%	
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)	816	
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition	6 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	2		3.Avg-	6.Good	9.Same
OPEN-4-	0		# Full Baths	1		Phys. % Good	0%	
Year Built	1997		# Half Baths	0		Funct. % Good	100%	
Year Remodeled	0		# Addn Fixtures	0		Functional Code	9 None	
Foundation	5 Concrete Slab		# 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	9 No 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	9 No 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
23 Frame Garage	0	440	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