

PERREAULT JACOB J (JT)  
LOFTHUS, AMANDA M  
48 BALSAM DR  
N WATERBORO ME 04061

B4804P94 B15141P87 B16877P855 B16979P821 B17750P503

Previous Owner  
IOVINE, EDITH  
ATTN: JACOB PERREAULT & AMANDA LOFTHUS  
48 BALSAM DRIVE  
NORTH WATERBORO ME 04061  
Sale Date: 7/06/2018

Previous Owner  
FEDERAL NATIONAL MORTGAGE ASSOCIATION  
FANNIE MAE  
1900 MARKET STREET, SUITE 800  
PHILADELPHIA PA 19103  
Sale Date: 3/09/2015

Previous Owner  
CASSETTE DENISE A & BANCROFT, BENJAMIN R  
48 BALSAM DRIVE

NORTH WATERBORO ME 04061  
Sale Date: 8/21/2014

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:  
16.0323 - added shed -ak

Waterboro

Property Data			Assessment Record						
Neighborhood <b>1 LAC WEST</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	30,000	98,400	0	128,400		
1ST MORTGAGE <b>0</b>			2013	30,000	98,400	0	128,400		
2ND MORTGAGE <b>0</b>			2014	30,000	98,400	0	128,400		
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	30,000	98,400	0	128,400		
Secondary Zone			2016	15,000	99,300	0	114,300		
Topography <b>2 Rolling</b>			2017	15,000	99,300	0	114,300		
1.Level 4.Below St 7.Steep			2018	15,000	99,300	0	114,300		
2.Rolling 5.Low 8.Wet			2019	15,000	99,300	0	114,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	100,900	0	115,900		
Utilities <b>9 No Water/No Sewer</b>			2021	16,500	100,900	0	117,400		
1.Public 4.Improve 7.Improve			2022	18,000	111,000	0	129,000		
2.Water 5.Improve 8.			2023	19,800	123,100	0	142,900		
3.Sewer 6.Improve 9.None			2024	22,200	138,800	0	161,000		
Street <b>3 Gravel</b>			2025	30,000	191,800	0	221,800		
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>7/06/2018</b>			14.Rear Land				%		3.Topography
Price <b>162,500</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</b>		0.00				44.Utility ROW
									45.Camp Lot
									46.Site Improveme

### Waterboro

Map Lot 046-002-170

Account 3717

Location 48 BALSAM DRIVE

Card 1 Of 1

9/23/2024

<b>Building Style</b> <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	<b>Layout</b> <b>1 Typical</b>
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Contemp/ 11.Condo	Heat Type <b>100% 1 Hot Water BB</b>	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	<b>Attic 9 None</b>
<b>Dwelling Units 1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
<b>Other Units 0</b>	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.FI/WallM 12.	3.3/4 Fin 6.1/2 Unfi 9.None
1.1 4.1.50 7.1.25	<b>Cool Type 0% 9 None</b>	<b>Insulation 1 Full</b>
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 <b>8 Aluminum/Vinyl</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style <b>2 Typical</b>	<b>Unfinished % 0%</b>
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	<b>SQFT (Footprint) 768</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	<b>Condition 5 Above Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3- <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1986</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	<b>Functional Code 9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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.		<b>Econ. % Good 100%</b>
Basement <b>4 Full Basement</b>		<b>Economic Code None</b>
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 <b>0</b>		<b>Entrance Code 0</b>
Wet Basement <b>1 Dry Basement</b>		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.		<b>Information Code 0</b>
		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 Frame	0	240	0 0	0	0	0 %	
68 Wood Deck	0	336	0 0	0	0	0 %	
68 Wood Deck	0	60	0 0	0	0	0 %	
24 Frame Shed	2016	120	2 100	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

