

Map Lot 046-002-177

Account 3724

Location 20 BALSAM DRIVE

Card 1 Of 1

9/23/2024

OUELLETTE PAUL D
OUELLETTE, SARA M
20 BALSAM DRIVE
NORTH WATERBORO ME 04061

B13587P300

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	30,000	125,900	10,000	145,900		
1ST MORTGAGE 0			2013	30,000	125,900	10,000	145,900		
2ND MORTGAGE 0			2014	30,000	125,900	10,000	145,900		
Zone/Land Use 47 Lake Arrowhead			2015	30,000	125,900	10,000	145,900		
Secondary Zone			2016	15,000	124,600	15,000	124,600		
Topography 2 Rolling			2017	15,000	124,600	15,000	124,600		
1.Level 4.Below St 7.Steep			2018	15,000	124,600	20,000	119,600		
2.Rolling 5.Low 8.Wet			2019	15,000	124,600	20,000	119,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	124,600	20,000	119,600		
Utilities 9 No Water/No Sewer			2021	16,500	124,600	24,500	116,600		
1.Public 4.Improve 7.Improve			2022	18,000	137,100	25,000	130,100		
2.Water 5.Improve 8.			2023	19,800	152,000	25,000	146,800		
3.Sewer 6.Improve 9.None			2024	22,200	170,700	25,000	167,900		
Street 3 Gravel			2025	30,000	232,600	25,000	237,600		
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			14.Rear Land			%		3.Topography	
Price			15.Misc			%		4.Size/Shape	
Sale Type			Square Foot		Square Feet			5.Access or Rear	
1.Land 4.Mobile 7.			16.Regular Lot	16	1	100 %	0	6.Restriction	
2.L & B 5.Other 8.			17.Secondary Lot			%		7.Open Space	
3.Building 6. 9.			18.Excess Land			%		8.View/Environ	
Financing			19.Condominium			%		9.Fract Share	
1.Convent 4.Seller 7.			20.Pavement			%		Acres	
2.FHA/VA 5.Private 8.			Fract. Acre		Acreege/Sites			30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			21.Homesite (Frac			%		31.Tillable/Horti	
Validity			22.Vacant Lot (Fr			%		32.Pasture	
1.Valid 4.Split 7.Renovate			23.Non Conforming			%		33.Orchard	
2.Related 5.Partial 8.Other			Acres			%		34.Frontage	
3.Distress 6.Exempt 9.			24.Excess (5-10)			%		35.Triangular Lot	
Verified			25.Excess (10+)			%		36.Commercial	
1.Buyer 4.Agent 7.Family			26.Excess			%		37.Softwood	
2.Seller 5.Pub Rec 8.Other			27.Rear (1-100)			%		38.Mixed Wood	
3.Lender 6.MLS 9.			28.Rear (101-150)			%		39.Hardwood	
			29.Rear (151-200)			%		40.Wasteland	
			Total Acreage		0.00			41.Gravel Pit (Ac	
								42.Mobile Home Si	
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

Waterboro

Waterboro

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Building Style 4 Cape Cod 1.Conv 5.Garr/Col 9.Other 2.Ranch 6.Split 10.Mohome 3.R Ranch 7.Contemp/ 11.Condo 4.Cape 8.Log 12. Dwelling Units 1 Other Units 0 Stories 4 One & 1/2 Story 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9. Exterior Walls 8 Aluminum/Vinyl 0.Wood 4.Asb/Asph 8.Alum/Vin 1.Wood 5.T-111 9.Other 2.Wd Sh 6.Br/St 11. 3.Compos. 7.Nov 12. Roof Surface 1 Asphalt Shingles 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9. SF Masonry Trim 0 OPEN-3- 0 OPEN-4- 0 Year Built 2001 Year Remodeled 0 Foundation 1 Concrete 1.Concrete 4.Wood 7. 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.	SF Bsmt Living 0 Fin Bsmt Grade 0 0 OPEN 5 OPTIONAL 0 Heat Type 100% 1 Hot Water BB 1.HWBB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.HWRAD 7.Electric 11. 4.Steam 8.Fl/WallM 12. Cool Type 0% 9 None 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style 2 Typical 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style 2 Typical Bath(s) 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms 6 # Bedrooms 3 # Full Baths 2 # Half Baths 0 # Addn Fixtures 0 # Fireplaces 0	Layout 1 Typical 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. 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 100% 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) 816 Condition 5 Above Average 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good 0% Funct. % Good 100% Functional Code 9 None 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
					%	%	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

