

PLEVA, DANIEL J
PLEVA, CHRISTINE
18 ORCHARD DR
NORTH WATERBORO ME 04061

B11278P114 B18415P950

Previous Owner
PETIT CHRISTOPHER D
PETIT, MOLLY M
12 DIAMOND DR
N WATERBORO ME 04061
Sale Date: 10/13/2020

Previous Owner
HOWGATE MARTIN B
18 ORCHARD DRIVE

NORTH WATERBORO ME 04061
Sale Date: 7/10/2006

Previous Owner
WENTZELL BUILDERS
PO BOX 1477

WELLS ME 04090
Sale Date: 5/05/2003

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	47,500	113,100	10,000	150,600			
1ST MORTGAGE 0			2013	47,500	113,100	10,000	150,600			
2ND MORTGAGE 0			2014	47,500	113,100	10,000	150,600			
Zone/Land Use 47 Lake Arrowhead			2015	47,500	113,100	10,000	150,600			
Secondary Zone			2016	23,800	113,100	15,000	121,900			
Topography 2 Rolling			2017	23,800	113,100	15,000	121,900			
1.Level 4.Below St 7.Steep			2018	23,800	113,100	20,000	116,900			
2.Rolling 5.Low 8.Wet			2019	23,800	120,500	20,000	124,300			
3.Above St 6.Swampy 9.Lev/Roll			2020	23,800	121,700	20,000	125,500			
Utilities 9 No Water/No Sewer			2021	26,100	121,700	24,500	123,300			
1.Public 4.Improve 7.Improve			2022	28,500	133,900	0	162,400			
2.Water 5.Improve 8.			2023	31,400	148,500	0	179,900			
3.Sewer 6.Improve 9.None			2024	35,200	166,700	0	201,900			
Street 3 Gravel			2025	51,900	222,300	0	274,200			
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 10/13/2020			14.Rear Land				%		3.Topography	
Price 245,000			15.Misc				%		4.Size/Shape	
Sale Type 2 Land & Buildings							%		5.Access or Rear	
1.Land 4.Mobile 7.							%		6.Restriction	
2.L & B 5.Other 8.			Square Foot				%		7.Open Space	
3.Building 6. 9.			16.Regular Lot	16		1	100	%	0	8.View/Environ
Financing 1 Conventional			17.Secondary Lot	17		1	100	%	0	9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land	18		1	50	%	6	30.Rear (201+)
2.FHA/VA 5.Private 8.			19.Condominium					%		31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown			20.Pavement					%		32.Pasture
Validity 8 Other Non Valid								%		33.Orchard
1.Valid 4.Split 7.Renovate			Fract. Acre					%		34.Frontage
2.Related 5.Partial 8.Other			21.Homesite (Frac					%		35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr					%		36.Commercial
Verified 1 Buyer			23.Non Conforming					%		37.Softwood
1.Buyer 4.Agent 7.Family			Acres					%		38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)					%		39.Hardwood
3.Lender 6.MLS 9.			25.Excess (10+)					%		40.Wasteland
			26.Excess					%		41.Gravel Pit (Ac
			27.Rear (1-100)					%		42.Mobile Home Si
			28.Rear (101-150)					%		43.Condo Site
			29.Rear (151-200)					%		44.Utility ROW
			Total Acreage 0.00							45.Camp Lot
										46.Site Improve

Waterboro

Map Lot 046-002-224

Account 3765

Location 18 ORCHARD DRIVE

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			
Dwelling Units	1			2.HWCI	6.GravWA	10.			
Other Units	0			3.HWRAD	7.Electric	11.			
Stories	1 One Story			4.Steam	8.F/WallM	12.			
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.			
3.3	6.2.50	9.		2.Evapor	5.	8.			
Exterior Walls	8 Alumunum/Vinyl			3.H Pump	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.			
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.			
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None			
Roof Surface	1 Asphalt Shingles			Bath(s) Style	2 Typical Bath(s)			Grade & Factor	3 Average 115%
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	0			# Rooms	5			SQFT (Footprint)	960
OPEN-3-	0			# Bedrooms	3			Condition	7 Very Good
OPEN-4-	0			# Full Baths	1			1.Poor	4.Avg
Year Built	2002			# Half Baths	0			2.Fair	5.Avg+
Year Remodeled	0			# Addn Fixtures	0			3.Avg-	6.Good
Foundation	1 Concrete			# Fireplaces	0			Phys. % Good	0%
1.Concrete	4.Wood	7.						Funct. % Good	100%
2.C Block	5.Slab	8.						Functional Code	9 None
3.Br/Stone	6.Prs/Post	9.						1.Incomp	4.Small
Basement	4 Full Basement							2.O-Built	5.CDU
1.1/4 Bmt	4.Full Bmt	7.						3.Damage	6.Style
2.1/2 Bmt	5.None	8.						Econ. % Good	100%
3.3/4 Bmt	6.	9.None						Economic Code	None
Bsmt Gar # Cars	0							0.None	3.Services
Wet Basement	1 Dry Basement							1.Location	4.Traffic
1.Dry	4.	7.						2.Encroach	9.None
2.Damp	5.	8.						Entrance Code	0
3.Wet	6.	9.						1.Interior	4.Vacant
								2.Refusal	5.Estimate
								3.Informed	6.Office
								Information Code	0
								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	
68 Wood Deck	0	267	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

