

TREMBLAY ALAN C TRUSTEE OF THE
TREMBLAY FAMILY IRREVOCABLE TRUST
12 EMERALD COURT
BERWICK ME 03901

B2407P105 B16259P217

Property Data			Assessment Record						
Neighborhood 8 LAKE SHERBURNE			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	111,000	53,000	0	164,000		
1ST MORTGAGE 0			2013	111,000	53,000	0	164,000		
2ND MORTGAGE 0			2014	111,000	53,000	0	164,000		
Zone/Land Use 48 Shoreland			2015	111,000	53,000	0	164,000		
Secondary Zone 31			2016	99,900	49,800	0	149,700		
Topography 1 Level			2017	99,900	49,800	0	149,700		
1.Level 4.Below St 7.Steep			2018	99,900	49,800	0	149,700		
2.Rolling 5.Low 8.Wet			2019	99,900	49,800	0	149,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	99,900	49,800	0	149,700		
Utilities 9 No Water/No Sewer			2021	109,900	49,800	0	159,700		
1.Public 4.Improve 7.Improve			2022	119,800	54,800	0	174,600		
2.Water 5.Improve 8.			2023	131,800	60,700	0	192,500		
3.Sewer 6.Improve 9.None			2024	147,800	68,200	0	216,000		
Street 3 Gravel			2025	208,700	85,400	0	294,100		
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							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet			%		6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing			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			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	0.43	90	%	5	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			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		0.43				

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
24.0513 - corrected acreage - vw

Waterboro

Map Lot 047-029


Account 3815

Location 172 LAKE SHERBURNE ROAD

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsm't Living	0	Layout	1 Typical				
1.Conv	5.Garr/Col	Fin Bsm't Grade	0 0	1.Typical	4. 7.				
2.Ranch	6.Split	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.				
3.R Ranch	7.Contemp/	Heat Type	100% 8 Floor/Wall Unit M	3.Not func	6. 9.				
4.Cape	8.Log	1.HWBB	5.FWA	Attic 4 Full Finished					
Dwelling Units 1		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin 7.1/4 Unfi				
Other Units 0		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair 8.				
Stories 1 One Story		4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi 9.None				
1.1	4.1.50	Cool Type	0% 9 None	Insulation 9 None					
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal 7.				
3.3	6.2.50	2.Evapor	5. 8.	2.Heavy	5.Unk 8.				
Exterior Walls 9 Other		3.H Pump	6. 9.None	3.Capped	6. 9.None				
0.Wood	4.Asb/Asph	Kitchen Style 2 Typical		Unfinished % 0%					
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor 2 Fair 110%					
2.Wd Sh	6.Br/St	2.Typical	5. 8.	1.E Grade	4.B Grade 7.AAA Grad				
3.Compos.	7.Nov	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	1.Modern	4.Obsolete	SQFT (Footprint) 480					
2.Slate	5.Wood	2.Typical	5. 8.	Condition 3 Below Average					
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G				
SF Masonry Trim 0		# Rooms	0	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 1987		# Half Baths	0	Funct. % Good 100%					
Year Remodeled 0		# Addn Fixtures	0	Functional Code 9 None					
Foundation 6 Piers/Posts		# Fireplaces	0	1.Incomp	4.Small 7.Layout				
1.Concrete	4.Wood								
2.C Block	5.Slab					2.O-Built	5.CDU	8.Other	
3.Br/Stone	6.Prs/Post					3.Damage	6.Style	9.None	
Basement 9 No Basement						Econ. % Good 100%		Economic Code None	
1.1/4 Bmt	4.Full Bmt					0.None	3.Services	7.	
2.1/2 Bmt	5.None					1.Location	4.Traffic	8.	
3.3/4 Bmt	6. 9.None					2.Encroach	9.None	9.	
Bsm't Gar # Cars 0						Entrance Code 0		1.Interior	4.Vacant 7.
Wet Basement 9 No Basement						Information Code 0		2.Refusal	5.Estimate 8.
1.Dry	4. 7.					1.Owner		4.Agent 7.	
2.Damp	5. 8.	2.Relative		5.Estimate 8.					
3.Wet	6. 9.	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

