

HEATH, DONALD B, LIVING TRUST
SHIPKA, SUSAN M, LIVING TRUST
194 SHERBURNE ROAD
WATERBORO ME 04087

B14812P95 B15972P822 B16662P869 B18186P560

Previous Owner
HEATH, DONALD
SHIPKA, SUSAN
194 LAKE SHERBURN ROAD
WATERBORO ME 04087
Sale Date: 3/23/2021

Previous Owner
WADE JOHN D & HENDERSON JENNIFER A
85 WEST MAIN STREET

NORTON MA 02766
Sale Date: 2/28/2020

Previous Owner
HEALEY GAIL F
194 LAKE SHERBURNE ROAD

WATERBORO ME 04087
Sale Date: 8/01/2013

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
Concord Modular home
20.0120 - combined 047-034 (.19 acres) with this lot (.19 acres), B/P 18438/803 -sb
22.0824 - added 26x28 pole barn -sb
24.0522 - corrected acreage - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 8 LAKE SHERBURNE			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	98,600	137,100	0	235,700		
1ST MORTGAGE 0			2013	98,600	137,100	0	235,700		
2ND MORTGAGE 0			2014	98,600	137,100	0	235,700		
Zone/Land Use 48 Shoreland			2015	98,600	137,100	0	235,700		
Secondary Zone			2016	88,800	137,100	0	225,900		
Topography 1 Level			2017	88,800	137,100	0	225,900		
1.Level 4.Below St 7.Steep			2018	88,800	137,100	0	225,900		
2.Rolling 5.Low 8.Wet			2019	88,800	137,100	0	225,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	88,800	137,400	0	226,200		
Utilities 9 No Water/No Sewer			2021	97,600	137,400	0	235,000		
1.Public 4.Improve 7.Improve			2022	150,600	151,200	0	301,800		
2.Water 5.Improve 8.			2023	165,700	176,400	0	342,100		
3.Sewer 6.Improve 9.None			2024	185,800	198,100	0	383,900		
Street 3 Gravel			2025	204,100	264,800	0	468,900		
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					Frontage	Depth	Factor	Code	
BUILDING USE 0			11.Ossipee WF			%		1.Unimproved	
Sale Data			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Date 3/23/2021			13.Waterfront			%		3.Topography	
Price			14.Rear Land			%		4.Size/Shape	
Sale Type 2 Land & Buildings			15.Misc			%		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 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			Fract. Acre		Acreage/Sites			31.Tillable/Horti	
Validity 2 Related Parties			21.Homesite (Frac	21	0.50	80 %	5	32.Pasture	
1.Valid 4.Split 7.Renovate			22.Vacant Lot (Fr	24	0.55	100 %	0	33.Orchard	
2.Related 5.Partial 8.Other			23.Non Conforming			%		34.Frontage	
3.Distress 6.Exempt 9.			Acres			%		35.Triangular Lot	
Verified 5 Public Record			24.Excess (5-10)			%		36.Commercial	
1.Buyer 4.Agent 7.Family			25.Excess (10+)			%		37.Softwood	
2.Seller 5.Pub Rec 8.Other			26.Excess			%		38.Mixed Wood	
3.Lender 6.MLS 9.			27.Rear (1-100)			%		39.Hardwood	
			28.Rear (101-150)			%		40.Wasteland	
			29.Rear (151-200)			%		41.Gravel Pit (Ac	
			Total Acreage		1.05			42.Mobile Home Si	
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

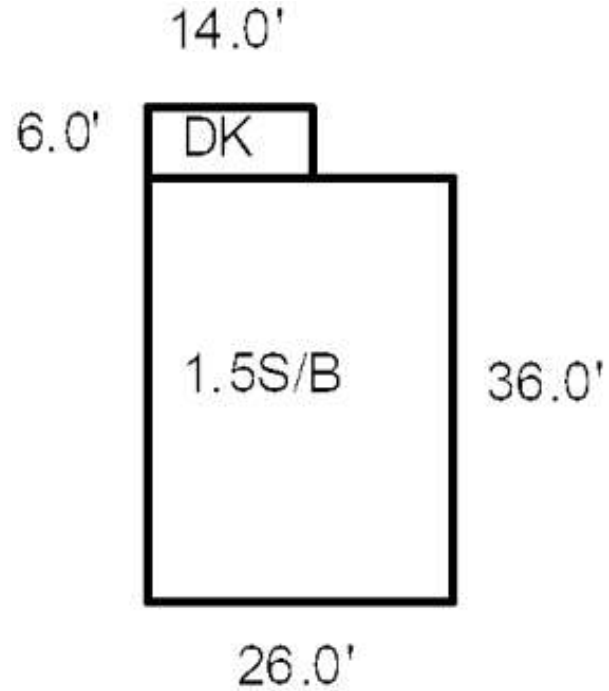
Map Lot 047-035

Account 3822

Location 194 LAKE SHERBURNE ROAD

Card 1 Of 1 9/23/2024

Building Style 4 Cape Cod	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 0
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 4 One & 1/2 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 Alumunum/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 100%
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) 936
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 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 2005	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Small 7.Layout
1.Concrete 4.Wood 7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #007070; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>	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 4 Full 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 1 Dry 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	
68 Wood Deck	0	84	0 0	0	0	0	%	1.One Story Fram
152 GD POLE SHED	2021	728	3 100	5	0	100	%	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

