

GREER, MARY
103 WYCOMBE STREET
BROOKLIN ON L1M0H-4

B11784P196 B17267P661 B19045P923

Previous Owner
KESSLER RICHARD T
KESSLER, PRISCILLA B
16 BERNIER LANE
WATERBORO ME 04087-3616
Sale Date: 6/09/2022

Previous Owner
READ ANN & HURNEY PATRICIA A
ATTN: RICHARD & PRISCILLA KESSLER
8248 SE ANGELINA CT
HOBE SOUND FL 33455
Sale Date: 7/05/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
19.0717 - added 8x10 deck -sb
24.0523 - corrected acreage - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 8 LAKE SHERBURNE			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	127,300	110,500	0	237,800		
1ST MORTGAGE 0			2013	127,300	110,500	0	237,800		
2ND MORTGAGE 0			2014	127,300	110,500	0	237,800		
Zone/Land Use 48 Shoreland			2015	127,300	110,500	0	237,800		
Secondary Zone 31			2016	114,600	110,500	0	225,100		
Topography 1 Level			2017	114,600	110,500	0	225,100		
1.Level 4.Below St 7.Steep			2018	114,600	110,500	0	225,100		
2.Rolling 5.Low 8.Wet			2019	114,600	110,500	0	225,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	114,600	112,100	0	226,700		
Utilities 9 No Water/No Sewer			2021	126,000	112,100	0	238,100		
1.Public 4.Improve 7.Improve			2022	137,500	123,300	0	260,800		
2.Water 5.Improve 8.			2023	151,200	136,800	0	288,000		
3.Sewer 6.Improve 9.None			2024	169,500	153,600	0	323,100		
Street 3 Gravel			2025	215,100	216,500	0	431,600		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date 6/09/2022			15.Misc			%		5.Access or Rear	
Price 520,000						%		6.Restriction	
Sale Type 2 Land & Buildings						%		7.Open Space	
1.Land 4.Mobile 7.						%		8.View/Environ	
2.L & B 5.Other 8.			Square Foot	Square Feet				9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		Acres	
Financing 9 Unknown			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		33.Orchard	
Validity 1 Arms Length Sale						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreage/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.37	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		36.Commercial	
Verified 5 Public Record			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		0.37				
						45.Camp Lot			
						46.Site Improve			

Waterboro

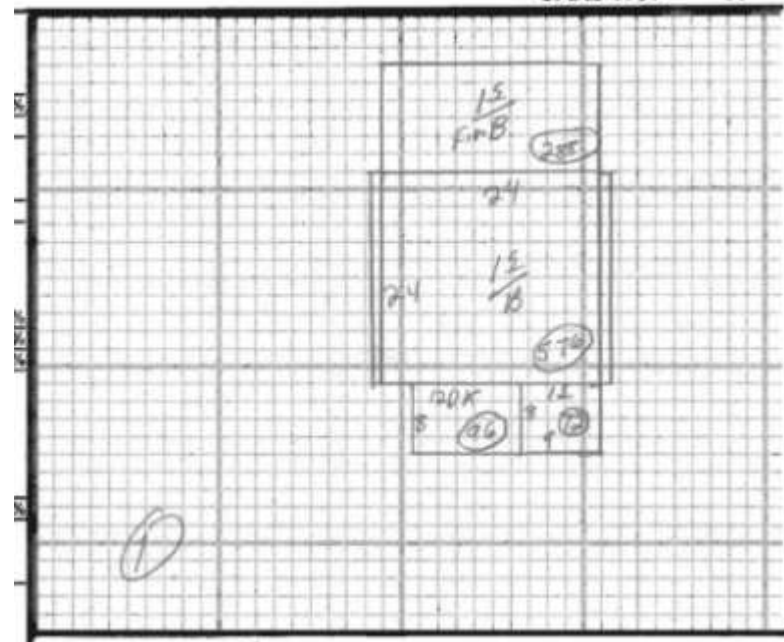
Map Lot 047-139

Account 3878

Location 16 BERNIER LANE

Card 1 Of 1 9/23/2024

Building Style	2 Ranch	SF Bsmt Living	500	Layout	1 Typical
1.Conv	5.Garr/Col	Fin Bsmt Grade	3 100	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 9 None	
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 1 Full	
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 2 Wood Shingle		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 3 Average 100%	
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) 576	
2.Slate	5.Wood	2.Typical	5. 8.	Condition 6 Good	
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 1980		# Half Baths 0		Funct. % Good 100%	
Year Remodeled 0		# Addn Fixtures 0		Functional Code 9 None	
Foundation 2 Concrete Block		# Fireplaces 0		1.Incomp	4.Small 7.Layout
1.Concrete	4.Wood	<div style="display: flex; align-items: center; justify-content: center; gap: 10px;"> <div style="background-color: #008080; color: white; padding: 10px 20px; border: 2px solid white; font-weight: bold; font-size: 2em;">T</div> <div style="font-size: 3em; font-weight: bold;">TRIO</div> </div>			
2.C Block	5.Slab				
3.Br/Stone	6.Prs/Post	3.Damage 6.Style 9.None			
Basement 4 Full Basement		Econ. % Good 100%			
1.1/4 Bmt	4.Full Bmt	Economic Code None			
2.1/2 Bmt	5.None	0.None 3.Services 7.			
3.3/4 Bmt	6. 9.None	1.Location 4.Traffic 8.			
Bsmt Gar # Cars 0		2.Encroach 9.None 9.			
Wet Basement 1 Dry Basement		Entrance Code 0			
1.Dry	4. 7.	1.Interior 4.Vacant 7.			
2.Damp	5. 8.	2.Refusal 5.Estimate 8.			
3.Wet	6. 9.	3.Informed 6.Office 9.RS			
Date Inspected					
Information Code 0					
1.Owner 4.Agent 7.					
2.Relative 5.Estimate 8.					
3.Tenant 6.Other 9.SNY					



Additions, Outbuildings & Improvements										
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value			
68 Wood Deck	0	96	0 0	0	0	0	%			
1 One Story Frame	0	72	0 0	0	0	0	%			
1 One Story Frame	0	288	0 0	0	0	0	%			
23 Frame Garage	0	528	0 0	0	0	0	%			
68 Wood Deck	2018	80	4 100	7	0	100	%			
							%			
							%			
							%			
							%			
							%			
							%			
							%			
							%			
							%			
							%			
							%			

- 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