

OWEN FRED P
OWEN, JACQUELINE M
18 BERNIER LANE
WATERBORO ME 04087

B3101P53

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:
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	132,800	10,000	250,100		
1ST MORTGAGE 0			2013	127,300	132,800	10,000	250,100		
2ND MORTGAGE 0			2014	127,300	132,800	10,000	250,100		
Zone/Land Use 48 Shoreland			2015	127,300	132,800	10,000	250,100		
Secondary Zone 31			2016	114,600	131,500	15,000	231,100		
Topography 1 Level			2017	114,600	131,500	15,000	231,100		
1.Level 4.Below St 7.Steep			2018	114,600	131,500	20,000	226,100		
2.Rolling 5.Low 8.Wet			2019	114,600	131,500	20,000	226,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	114,600	132,100	20,000	226,700		
Utilities 9 No Water/No Sewer			2021	126,000	132,100	24,500	233,600		
1.Public 4.Improve 7.Improve			2022	137,500	145,300	25,000	257,800		
2.Water 5.Improve 8.			2023	151,200	161,200	25,000	287,400		
3.Sewer 6.Improve 9.None			2024	169,500	182,200	25,000	326,700		
Street 3 Gravel			2025	206,200	253,600	25,000	434,800		
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.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot		Square Feet				7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreege/Sites				33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21		0.42	90 %	5	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
					Total Acreage 0.42				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 047-140

Account 3879

Location 18 BERNIER LANE

Card 1

Of 1

9/23/2024

Building Style	1 Conventional			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% 8 Floor/Wall Unit M			3.Not func	6.	9.		
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat		Attic 9 None				
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 1 Wood Siding				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 105%				
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 5 Wood 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) 660				
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition 5 Above Average				
3.Metal	6.Other	9.		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 3				3.Avg-	6.Good 9.Same			
OPEN-4- 0				# Full Baths 1				Phys. % Good 0%				
Year Built 1979				# Half Baths 0				Funct. % Good 100%				
Year Remodeled 0				# Addn Fixtures 0				Functional Code 9 None				
Foundation 2 Concrete Block				# Fireplaces 1				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: #2e7d32; color: white; padding: 10px; 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 5 Crawl Space								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	
22 Encl Frame Porch	0	144	0 0	0	0	0 %	0 %	1.One Story Fram
68 Wood Deck	0	160	0 0	0	0	0 %	0 %	2.Two Story Fram
23 Frame Garage	0	504	0 0	0	0	0 %	0 %	3.Three Story Fr
24 Frame Shed	1979	140	4 100	5	95	100 %	100 %	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

