

MACKAY STEVE  
MACKAY, HELEN A  
34 BERNIER LANE  
WATERBORO ME 04087

B10647P94 B15213P553 B15786P766

Previous Owner  
MOSNICKA MARK A & ROBIN B LIFE ESTATE  
C/O STEVEN MACKAY  
99 PARKER RD  
WAKEFIELD MA 01880  
Sale Date: 12/28/2009

Inspection Witnessed By:

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

Notes:  
23.0124 - added 14x32 shed - vw  
24.0523 - corrected acreage - vw

Waterboro

Property Data			Assessment Record						
Neighborhood <b>8 LAKE SHERBURNE</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	127,300	101,700	0	229,000		
1ST MORTGAGE <b>0</b>			2013	127,300	101,700	0	229,000		
2ND MORTGAGE <b>0</b>			2014	127,300	101,700	0	229,000		
Zone/Land Use <b>48 Shoreland</b>			2015	127,300	101,700	0	229,000		
Secondary Zone <b>31 .....</b>			2016	114,600	100,600	0	215,200		
Topography <b>1 Level</b>			2017	114,600	100,600	0	215,200		
1.Level 4.Below St 7.Steep			2018	114,600	100,600	0	215,200		
2.Rolling 5.Low 8.Wet			2019	114,600	100,600	0	215,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	114,600	101,400	0	216,000		
Utilities <b>9 No Water/No Sewer</b>			2021	126,000	101,400	0	227,400		
1.Public 4.Improve 7.Improve			2022	137,500	111,500	0	249,000		
2.Water 5.Improve 8.			2023	151,200	123,700	0	274,900		
3.Sewer 6.Improve 9.None			2024	169,500	147,800	25,000	292,300		
Street <b>3 Gravel</b>			2025	225,800	208,900	25,000	409,700		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE <b>0</b>			11.Ossipee WF					1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF					2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront					3.Topography	
			14.Rear Land					4.Size/Shape	
Sale Date <b>12/28/2009</b>			15.Misc					5.Access or Rear	
Price <b>225,000</b>								6.Restriction	
Sale Type <b>2 Land &amp; Buildings</b>								7.Open Space	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.View/Environ	
2.L & B 5.Other 8.								9.Fract Share	
3.Building 6. 9.			16.Regular Lot					<b>Acres</b>	
Financing <b>1 Conventional</b>			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 <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>	<b>Acreage/Sites</b>				34.Frontage	
1.Valid 4.Split 7.Renovate				21.Homesite (Frac	21	0.50	90 %	5	35.Triangular Lot
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	24	0.11	100 %	0	36.Commercial	
3.Distress 6.Exempt 9.			23.Non Conforming					37.Softwood	
Verified <b>1 Buyer</b>			<b>Acres</b>					38.Mixed Wood	
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)					39.Hardwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)					40.Wasteland	
3.Lender 6.MLS 9.			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	
			<b>Total Acreage 0.61</b>					45.Camp Lot	
								46.Site Improve	

## Waterboro

Map Lot 047-145

Account 3883

Location 34 BERNIER LANE

Card 1

Of 1

9/23/2024

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>600</b>	Layout <b>1 Typical</b>	
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade <b>3 100</b>	1.Typical 4. 7.	
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL <b>0</b>	2.Inadeq 5. 8.	
3.R Ranch 7.Contemp/ 11.Condo	Heat Type <b>100% 8 Floor/Wall Unit M</b>	3.Not func 6. 9.	
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>1 1/4 Finished</b>	
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi	
Other Units <b>0</b>	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.	
Stories <b>1 One Story</b>	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 <b>0% 9 None</b>	Insulation <b>4 Minimal</b>	
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 <b>8 Alumunum/Vinyl</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None	
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>	
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>	
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.AA Grade 9.Same	
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>672</b>	
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>6 Good</b>	
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G	
SF Masonry Trim <b>0</b>	# Rooms <b>0</b>	2.Fair 5.Avg+ 8.Exc	
OPEN-3- <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same	
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>	
Year Built <b>1972</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>	
Year Remodeled <b>2005</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>	
Foundation <b>2 Concrete Block</b>	# Fireplaces <b>0</b>	1.Incomp 4.Small 7.Layout	
1.Concrete 4.Wood 7.		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 <b>100%</b>	
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>	
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 <b>0</b>		Entrance Code <b>0</b>	
Wet Basement <b>1 Dry Basement</b>		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 <b>0</b>	
		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	192	0 0	0	0	0 %	0 %	1.One Story Fram
22 Encl Frame Porch	0	192	0 0	0	0	0 %	0 %	2.Two Story Fram
62 Patio	0	192	0 0	0	0	0 %	0 %	3.Three Story Fr
24 Frame Shed	2022	448	3 100	4	0	0 %	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

