

COFFEE EARL R
25 BERNIER LANE
WATERBORO ME 04087

B12723P74

Previous Owner
ARSENEAU PAUL F ESTATE OF
CLARK ALCYIA A
25 BERNIER LANE
WATERBORO ME 04087
Sale Date: 12/27/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
24.0523 - corrected acreage & changed zone from Shoreland to AR - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 74 LAKE SHERBURNE NBHD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	34,700	104,800	10,000	129,500		
1ST MORTGAGE 0			2013	34,700	104,800	10,000	129,500		
2ND MORTGAGE 0			2014	34,700	104,800	10,000	129,500		
Zone/Land Use 31 Agricultural/Residential			2015	34,700	104,800	10,000	129,500		
Secondary Zone 31			2016	31,200	119,500	15,000	135,700		
Topography 1 Level			2017	31,200	119,500	15,000	135,700		
1.Level 4.Below St 7.Steep			2018	31,200	119,500	20,000	130,700		
2.Rolling 5.Low 8.Wet			2019	31,200	119,500	20,000	130,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	31,200	120,100	20,000	131,300		
Utilities 9 No Water/No Sewer			2021	34,300	120,100	24,500	129,900		
1.Public 4.Improve 7.Improve			2022	37,400	132,100	25,000	144,500		
2.Water 5.Improve 8.			2023	41,200	146,500	25,000	162,700		
3.Sewer 6.Improve 9.None			2024	46,200	164,600	25,000	185,800		
Street 3 Gravel			2025	88,900	215,000	25,000	278,900		
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 12/27/2005			15.Misc			%		5.Access or Rear	
Price 135,000						%		6.Restriction	
Sale Type 2 Land & Buildings						%		7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		Acres	
Financing 1 Conventional			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	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other				21	0.79	100	%	0	36.Commercial
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		37.Softwood	
Verified 1 Buyer			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			Total Acreage 0.79					46.Site Improve	

Waterboro

Map Lot 047-165

Account 3899

Location 25 BERNIER LANE

Card 1 Of 1 9/23/2024

Building Style	2 Ranch	
1.Conv	5.Garr/Col	9.Other
2.Ranch	6.Split	10.Mohome
3.R Ranch	7.Contemp/	11.Condo
4.Cape	8.Log	12.
Dwelling Units	1	
Other Units	0	
Stories	1 One Story	
1.1	4.1.50	7.1.25
2.2	5.1.75	8.
3.3	6.2.50	9.
Exterior Walls	8 Aluminum/Vinyl	
0.Wood	4.Asb/Asph	8.Alum/Vin
1.Wood	5.T-111	9.Other
2.Wd Sh	6.Br/St	11.
3.Compos.	7.Nov	12.
Roof Surface	1 Asphalt Shingles	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	0	
OPEN-3-	0	
OPEN-4-	0	
Year Built	2003	
Year Remodeled	0	
Foundation	1 Concrete	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Prs/Post	9.
Basement	4 Full Basement	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	0	
Wet Basement	1 Dry Basement	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	0	
Fin Bsmt Grade	0 0	
OPEN 5 OPTIONAL	0	
Heat Type	100%	1 Hot Water BB
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.HWRAD	7.Electric	11.
4.Steam	8.F/WallM	12.
Cool Type	0%	9 None
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	2 Typical	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	2 Typical Bath(s)	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	5	
# Bedrooms	3	
# Full Baths	2	
# Half Baths	0	
# Addn Fixtures	0	
# Fireplaces	0	

Layout	1 Typical	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Not func	6.	9.
Attic	9 None	
1.1/4 Fin	4.Full Fin	7.1/4 Unfi
2.1/2 Fin	5.F/Stair	8.
3.3/4 Fin	6.1/2 Unfi	9.None
Insulation	1 Full	
1.Full	4.Minimal	7.
2.Heavy	5.Unk	8.
3.Capped	6.	9.None
Unfinished %	0%	
Grade & Factor	3 Average 90%	
1.E Grade	4.B Grade	7.AAA Grad
2.D Grade	5.A Grade	8.
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	1344	
Condition	7 Very Good	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	0%	
Funct. % Good	90%	
Functional Code	5 Cond/Des/Util	
1.Incomp	4.Small	7.Layout
2.O-Built	5.CDU	8.Other
3.Damage	6.Style	9.None
Econ. % Good	100%	
Economic Code	None	
0.None	3.Services	7.
1.Location	4.Traffic	8.
2.Encroach	9.None	9.
Entrance Code	0	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Office	9.RS
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	192	0 0	0	0	0 %	0 %
23 Frame Garage	2015	800	2 100	4	100	100 %	100 %
24 Frame Shed	0	0	0 0	0	0	0 %	0 %
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%

- 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

