

THIBEAULT, BRIAN M
 THIBEAULT, CARL
 11 COREY ROAD
 MALDEN MA 02148

B16873P613 B18337P835 B18822P842

Previous Owner
 DEROSIER, NICOLE M
 MORIN, LINDA M
 927 SOUTH WATERBORO ROAD
 LYMAN ME 04002
 Sale Date: 10/01/2021

Previous Owner
 FOGG DAVID A
 208 MAIN STREET
 GORHAM ME 04038
 Sale Date: 8/11/2020

Previous Owner
 MULLER WOLFGANG & DIANNE M
 8 DAVIS AVE
 SANFORD ME 04073
 Sale Date: 8/14/2014

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 21.0203 - combined 047-186 with this lot -sb
 24.0523 - corrected acreage & changed from Shoreland to AR
 zone - vw

Waterboro

Property Data			Assessment Record				
Neighborhood	74 LAKE SHERBURNE NBHD		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2012	18,500	0	0	18,500
1ST MORTGAGE	0		2013	18,500	0	0	18,500
2ND MORTGAGE	0		2014	18,500	0	0	18,500
Zone/Land Use	31 Agricultural/Residential		2015	18,500	0	0	18,500
Secondary Zone	31		2016	16,600	0	0	16,600
Topography	1 Level		2017	16,600	0	0	16,600
1.Level	4.Below St	7.Steep	2018	16,600	0	0	16,600
2.Rolling	5.Low	8.Wet	2019	16,600	0	0	16,600
3.Above St	6.Swampy	9.Lev/Roll	2020	16,600	0	0	16,600
Utilities	9 No Water/No Sewer		2021	18,300	0	0	18,300
1.Public	4.Improve	7.Improve	2022	39,900	0	0	39,900
2.Water	5.Improve	8.	2023	43,900	0	0	43,900
3.Sewer	6.Improve	9.None	2024	49,300	0	0	49,300
Street	3 Gravel		2025	56,900	0	0	56,900
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
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	10/01/2021		14.Rear Land			%	3.Topography
Price	50,900		15.Misc			%	4.Size/Shape
Sale Type	1 Land Only					%	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				%	31.Tillable/Horti
Validity	1 Arms Length Sale		Fract. Acre	Acreage/Sites			32.Pasture
1.Valid	4.Split	7.Renovate	21.Homesite (Frac	22	0.66	100 %	0
2.Related	5.Partial	8.Other	22.Vacant Lot (Fr			%	33.Orchard
3.Distress	6.Exempt	9.	23.Non Conforming			%	34.Frontage
Verified	5 Public Record		Acres			%	35.Triangular Lot
1.Buyer	4.Agent	7.Family	24.Excess (5-10)			%	36.Commercial
2.Seller	5.Pub Rec	8.Other	25.Excess (10+)			%	37.Softwood
3.Lender	6.MLS	9.	26.Excess			%	38.Mixed Wood
			27.Rear (1-100)			%	39.Hardwood
			28.Rear (101-150)			%	40.Wasteland
			29.Rear (151-200)			%	41.Gravel Pit (Ac
				Total Acreage 0.66			42.Mobile Home Si
							43.Condo Site
							44.Utility ROW
							45.Camp Lot
							46.Site Improve

Waterboro

Map Lot 047-185

Account 3914

Location LOG CABIN LANE

Card 1 Of 1 9/23/2024

Building Style 0	SF Bsmt Living 0	Layout 0
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% 0	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	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 0	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 0
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 0 Wood Siding	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 0	Unfinished % 0%
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 0 0%
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 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 0
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 0	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 0	# Fireplaces 0	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 100%
Basement 0		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 0		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
					%	%	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