

LEIGHTON VICTORIA
PO BOX 145
WATERBORO ME 04087

			Property Data			Assessment Record																																																																																																																																																																																																																	
			Neighborhood	50 MAIN ST SO. VILL 202/4		Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																													
			Tree Growth Year	0		2012	69,700	124,400	0	194,100																																																																																																																																																																																																													
			1ST MORTGAGE	0		2013	69,700	124,400	0	194,100																																																																																																																																																																																																													
			2ND MORTGAGE	0		2014	0	0	0	0																																																																																																																																																																																																													
			Zone/Land Use	31 Agricultural/Residential		2015	69,700	124,400	0	194,100																																																																																																																																																																																																													
			Secondary Zone			2016	59,200	124,400	0	183,600																																																																																																																																																																																																													
			Topography	2 Rolling		2017	59,200	124,400	0	183,600																																																																																																																																																																																																													
			1.Level	4.Below St	7.Steep	2018	59,200	124,400	0	183,600																																																																																																																																																																																																													
			2.Rolling	5.Low	8.Wet	2019	59,200	124,400	0	183,600																																																																																																																																																																																																													
			3.Above St	6.Swampy	9.Lev/Roll	2020	59,200	124,600	0	183,800																																																																																																																																																																																																													
			Utilities	9 No Water/No Sewer		2021	65,100	124,600	0	189,700																																																																																																																																																																																																													
			1.Public	4.Improve	7.Improve	2022	71,100	137,000	0	208,100																																																																																																																																																																																																													
			2.Water	5.Improve	8.	2023	78,200	152,000	0	230,200																																																																																																																																																																																																													
			3.Sewer	6.Improve	9.None	2024	87,600	171,300	0	258,900																																																																																																																																																																																																													
			Street	2 Semi-Improved		2025	107,200	234,400	0	341,600																																																																																																																																																																																																													
			1.Paved	4.Proposed	7.ROW	<table border="1"> <thead> <tr> <th colspan="5">Land Data</th> </tr> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr><td>11.Ossipee WF</td><td></td><td></td><td></td><td>%</td><td></td><td>1.Unimproved</td></tr> <tr><td>12.Arrowhead WF</td><td></td><td></td><td></td><td>%</td><td></td><td>2.Excess Ftg /De</td></tr> <tr><td>13.Waterfront</td><td></td><td></td><td></td><td>%</td><td></td><td>3.Topography</td></tr> <tr><td>14.Rear Land</td><td></td><td></td><td></td><td>%</td><td></td><td>4.Size/Shape</td></tr> <tr><td>15.Misc</td><td></td><td></td><td></td><td>%</td><td></td><td>5.Access or Rear</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>6.Restriction</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>7.Open Space</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>8.View/Environ</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>9.Fract Share</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>Acres</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>30.Rear (201+)</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>31.Tillable/Horti</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>32.Pasture</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>33.Orchard</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>34.Frontage</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>35.Triangular Lot</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>36.Commercial</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>37.Softwood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>38.Mixed Wood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>39.Hardwood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>40.Wasteland</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>41.Gravel Pit (Ac</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>42.Mobile Home Si</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>43.Condo Site</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>44.Utility ROW</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>45.Camp Lot</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>46.Site Improve</td></tr> </tbody> </table>					Land Data					Front Foot	Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code	11.Ossipee WF				%		1.Unimproved	12.Arrowhead WF				%		2.Excess Ftg /De	13.Waterfront				%		3.Topography	14.Rear Land				%		4.Size/Shape	15.Misc				%		5.Access or Rear					%		6.Restriction					%		7.Open Space					%		8.View/Environ					%		9.Fract Share					%		Acres					%		30.Rear (201+)					%		31.Tillable/Horti					%		32.Pasture					%		33.Orchard					%		34.Frontage					%		35.Triangular Lot					%		36.Commercial					%		37.Softwood					%		38.Mixed Wood					%		39.Hardwood					%		40.Wasteland					%		41.Gravel Pit (Ac					%		42.Mobile Home Si					%		43.Condo Site					%		44.Utility ROW					%		45.Camp Lot					%		46.Site Improve
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						3.Lender	6.MLS	9.																																																																																																																																																																																																															

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

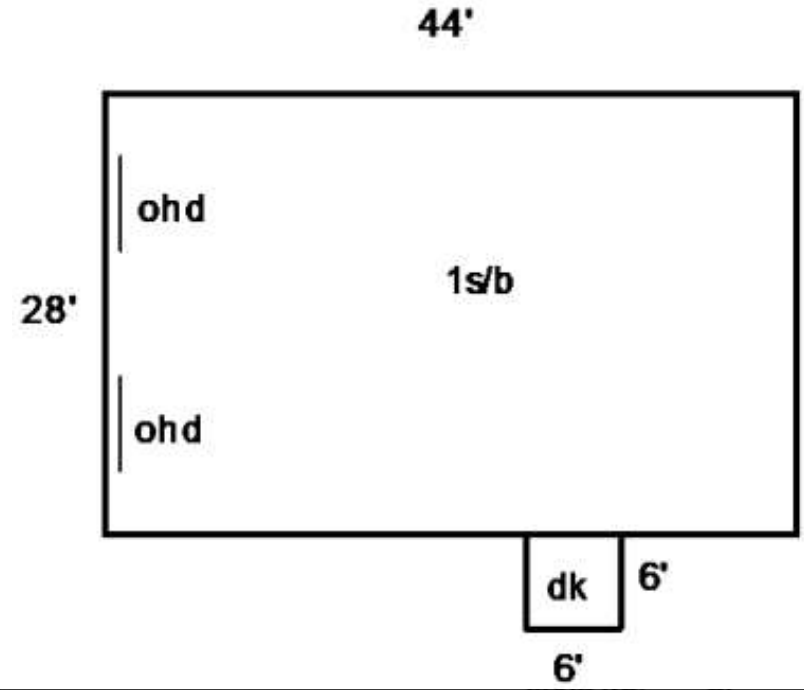
Map Lot 001-006-013

Account 4517

Location 81 GRANITE RIDGE ROAD

Card 1 Of 1 9/25/2024

Building Style	3 Raised Ranch	SF Bsmt Living	0	Layout	1 Typical			
1.Conv	5.Garr/Col	9.Other		1.Typical	4. 7.			
2.Ranch	6.Split	10.Mohome		2.Inadeq	5. 8.			
3.R Ranch	7.Contemp/	11.Condo		3.Not func	6. 9.			
4.Cape	8.Log	12.		Attic	0			
Dwelling Units	1	SF Bsmt Grade		0 0				
Other Units	0	OPEN 5 OPTIONAL		0				
Stories	1 One Story		Heat Type	100% 1 Hot Water BB				
1.1	4.1.50	7.1.25	1.HWB	5.FWA	9.No Heat			
2.2	5.1.75	8.	2.HWCI	6.GravWA	10.			
3.3	6.2.50	9.	3.HWRAD	7.Electric	11.			
Exterior Walls	8 Alumunum/Vinyl		4.Steam	8.F/WallM	12.			
0.Wood	4.Asb/Asph	8.Alum/Vin	Cool Type	0% 9 None				
1.Wood	5.T-111	9.Other	1.Refrig	4.W&C Air	7.			
2.Wd Sh	6.Br/St	11.	2.Evapor	5.	8.			
3.Compos.	7.Nov	12.	3.H Pump	6.	9.None			
Roof Surface	1 Asphalt Shingles		Kitchen Style	2 Typical				
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.			
2.Slate	5.Wood	8.	2.Typical	5.	8.			
3.Metal	6.Other	9.	3.Old Type	6.	9.None			
SF Masonry Trim	0		Bath(s) Style	2 Typical Bath(s)				
OPEN-3-	0		1.Modern	4.Obsolete	7.			
OPEN-4-	0		2.Typical	5.	8.			
Year Built	2006		3.Old Type	6.	9.None			
Year Remodeled	0		# Rooms	5				
Foundation	1 Concrete		# Bedrooms	3				
1.Concrete	4.Wood	7.	# Full Baths	1				
2.C Block	5.Slab	8.	# Half Baths	0				
3.Br/Stone	6.Prs/Post	9.	# Addn Fixtures	0				
Basement	4 Full Basement		# Fireplaces	0				
1.1/4 Bmt	4.Full Bmt	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #008080; color: white; width: 40px; height: 40px; margin-right: 10px; display: flex; align-items: center; justify-content: center; font-size: 24px; font-weight: bold;">T</div> <div style="font-size: 24px; font-weight: bold;">TRIO</div> </div>					
2.1/2 Bmt	5.None	8.						
3.3/4 Bmt	6.	9.None						
Bsmt Gar # Cars	2							
Wet Basement	1 Dry Basement							
1.Dry	4.	7.						
2.Damp	5.	8.						
3.Wet	6.	9.						
Date Inspected						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		



Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	36	0 0	0	0	% 0	%	1.One Story Fram
24 Frame Shed	0	86	0 0	0	0	% 0	%	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

