

LEIGHTON, WESLEY W & KATHLEEN A, CO-TRUSTEES  
WESLEY AND KATHLEEN LEIGHTON REVOCABLE LIVING  
13397 KANE ROAD  
SPRING HILL FL 34609

B4653P43 B17951P306

Previous Owner  
LEIGHTON WESLEY & KATHLEEN  
770 OSSIPEE HILL ROAD

WATERBORO ME 04087  
Sale Date: 5/17/2019

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
Wet basement area during annual wet season (functional %)

Waterboro

Property Data			Assessment Record						
Neighborhood <b>53 OSSIPEE HILL RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	73,800	194,200	0	268,000		
1ST MORTGAGE <b>0</b>			2013	73,800	159,800	0	233,600		
2ND MORTGAGE <b>0</b>			2014	67,900	159,800	0	227,700		
Zone/Land Use <b>11 Residential</b>			2015	67,900	159,800	0	227,700		
Secondary Zone			2016	57,600	159,800	0	217,400		
Topography <b>1 Level</b>			2017	57,600	159,800	0	217,400		
1.Level 4.Below St 7.Steep			2018	57,600	159,800	0	217,400		
2.Rolling 5.Low 8.Wet			2019	57,600	159,800	0	217,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	57,600	161,000	0	218,600		
Utilities <b>9 No Water/No Sewer</b>			2021	63,400	161,000	0	224,400		
1.Public 4.Improve 7.Improve			2022	69,100	177,100	0	246,200		
2.Water 5.Improve 8.			2023	76,000	196,400	0	272,400		
3.Sewer 6.Improve 9.None			2024	85,300	222,300	0	307,600		
Street <b>3 Gravel</b>			2025	96,400	305,600	0	402,000		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date <b>5/17/2019</b>			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear
1.Land 4.Mobile 7.			<b>Square Foot</b>		<b>Square Feet</b>				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 <b>9 Unknown</b>			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity <b>2 Related Parties</b>			<b>Fract. Acre</b>		<b>Acreege/Sites</b>				32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.00	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	27	1.50	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified <b>5 Public Record</b>			<b>Acres</b>				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			<b>Total Acreage</b>		<b>2.50</b>				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

## Waterboro

Map Lot 004-001C

Account 366

Location 770 OSSIPPEE HILL ROAD

Card 1 Of 1 9/25/2024

Building Style	<b>2 Ranch</b>			SF Bsmt Living	<b>1176</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% 1 Hot Water BB</b>	3.Not func	6.	9.			
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat					
Dwelling Units	<b>1</b>			2.HWCI	6.GravWA	10.					
Other Units	<b>0</b>			3.HWRAD	7.Electric	11.					
Stories	<b>1 One Story</b>			4.Steam	8.F/WallM	12.					
1.1	4.1.50	7.1.25		Cool Type	<b>0% 9 None</b>			Attic	<b>9 None</b>		
2.2	5.1.75	8.		1.Refrig	4.W&C Air	7.			1.1/4 Fin	4.Full Fin	7.1/4 Unfi
3.3	6.2.50	9.		2.Evapor	5.	8.			2.1/2 Fin	5.F/Stair	8.
Exterior Walls	<b>8 Alumunum/Vinyl</b>			3.H Pump	6.	9.None			3.3/4 Fin	6.1/2 Unfi	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	<b>2 Typical</b>			Insulation	<b>1 Full</b>		
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.			1.Full	4.Minimal	7.
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.			2.Heavy	5.Unk	8.
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None			3.Capped	6.	9.None
Roof Surface	<b>1 Asphalt Shingles</b>			Bath(s) Style	<b>2 Typical Bath(s)</b>			Unfinished %	<b>0%</b>		
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.		Grade & Factor	<b>3 Average 100%</b>		
2.Slate	5.Wood	8.		2.Typical	5.	8.		1.E Grade	4.B Grade	7.AAA Grad	
3.Metal	6.Other	9.		3.Old Type	6.	9.None		2.D Grade	5.A Grade	8.	
SF Masonry Trim	<b>0</b>			# Rooms	<b>0</b>			3.C Grade	6.AA Grade	9.Same	
OPEN-3-	<b>0</b>			# Bedrooms	<b>2</b>			SQFT (Footprint)	<b>1176</b>		
OPEN-4-	<b>0</b>			# Full Baths	<b>1</b>			Condition	<b>5 Above Average</b>		
Year Built	<b>1977</b>			# Half Baths	<b>0</b>			1.Poor	4.Avg	7.V G	
Year Remodeled	<b>0</b>			# Addn Fixtures	<b>0</b>			2.Fair	5.Avg+	8.Exc	
Foundation	<b>1 Concrete</b>			# Fireplaces	<b>0</b>			3.Avg-	6.Good	9.Same	
1.Concrete	4.Wood	7.						Phys. % Good	<b>0%</b>		
2.C Block	5.Slab	8.						Funct. % Good	<b>90%</b>		
3.Br/Stone	6.Prs/Post	9.						Functional Code	<b>8 Other</b>		
Basement	<b>4 Full Basement</b>							1.Incomp	4.Small	7.Layout	
1.1/4 Bmt	4.Full Bmt	7.						2.O-Built	5.CDU	8.Other	
2.1/2 Bmt	5.None	8.						3.Damage	6.Style	9.None	
3.3/4 Bmt	6.	9.None						Econ. % Good	<b>100%</b>		
Bsmt Gar # Cars	<b>0</b>							Economic Code	<b>None</b>		
Wet Basement	<b>3 Wet Basement</b>							0.None	3.Services	7.	
1.Dry	4.	7.						1.Location	4.Traffic	8.	
2.Damp	5.	8.						2.Encroach	9.None	9.	
3.Wet	6.	9.						Entrance Code	<b>0</b>		
								1.Interior	4.Vacant	7.	
								2.Refusal	5.Estimate	8.	
								3.Informed	6.Office	9.RS	
								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	
22 Encl Frame Porch	0	170	0 0	0	0	0 %	0 %	1.One Story Fram
60 1.25 ST Gar	0	1008	0 0	0	0	0 %	0 %	2.Two Story Fram
68 Wood Deck	0	368	0 0	0	0	0 %	0 %	3.Three Story Fr
63 Swimming Pool	0	800	0 0	0	75	75 %	75 %	4.1 & 1/2 Story
62 Patio	0	1762	0 0	0	0	0 %	0 %	5.1 & 3/4 Story
24 Frame Shed	0	156	0 0	0	0	0 %	0 %	6.2 & 1/2 Story
24 Frame Shed	0	144	0 0	0	0	0 %	0 %	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

