

KIRKEY, AMY SUZANNE
 KIRKEY, RYAN LAWRENCE
 88 NICHOLAS LN
 WATERBORO ME 04087

B15199P399 B17884P684 B19279P91 B19438P505

Previous Owner
 HAMMOND, ELTON FOSTER IV
 HAMMOND, JENNIFER NICOLE
 88 NICHOLAS LANE
 WATERBORO ME 04087
 Sale Date: 5/20/2024

Previous Owner
 SAWYER LISA R (JT)
 MURPHY, JASON C
 88 NICHOLAS LANE
 WATERBORO ME 04087
 Sale Date: 7/21/2023

Previous Owner
 GONZALEZ MILTON T JR & MARGARET E
 ATTN: LISA SAWYER & JASON MURPHY
 88 NICHOLAS LN
 E WATERBORO ME 04030
 Sale Date: 1/25/2019

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 24.0925 - removed 5ac conveyed to Sevigny, combined with 004-002D B19452/P331; corrected total remaining acreage from 15.1 to 15 per deed B19438/P505 - vv

Waterboro

Property Data			Assessment Record						
Neighborhood 53 OSS�PEE HILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	92,800	191,400	10,000	274,200		
1ST MORTGAGE 0			2013	92,800	191,400	10,000	274,200		
2ND MORTGAGE 0			2014	92,800	191,400	10,000	274,200		
Zone/Land Use 33 Forest/Agricultural..			2015	92,800	191,400	10,000	274,200		
Secondary Zone			2016	80,000	191,400	15,000	256,400		
Topography 2 Rolling			2017	80,000	191,400	15,000	256,400		
1.Level 4.Below St 7.Steep			2018	80,000	191,400	20,000	251,400		
2.Rolling 5.Low 8.Wet			2019	80,000	191,400	20,000	251,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	80,000	191,400	0	271,400		
Utilities 9 No Water/No Sewer			2021	88,000	191,400	0	279,400		
1.Public 4.Improve 7.Improve			2022	96,000	210,500	0	306,500		
2.Water 5.Improve 8.			2023	105,600	233,500	0	339,100		
3.Sewer 6.Improve 9.None			2024	118,400	262,200	0	380,600		
Street 3 Gravel			2025	167,200	352,700	0	519,900		
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 5/20/2024			15.Misc			%		5.Access or Rear	
Price 510,000						%		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 9 Unknown			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	Acreage/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other				21.Homesite (Frac	21	5.00	100 %	0	36.Commercial
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	10.00	100 %	0	37.Softwood	
Verified 5 Public Record			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		15.00			46.Site Improve	

Waterboro

Map Lot 004-002B-001

Account 4873

Location 88 NICHOLAS LANE

Card 1 Of 1 9/25/2024

Building Style	1 Conventional			SF Bsmt Living	0	Layout	1 Typical																																																																																																																																																										
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%	1 Hot Water BB																																																																																																																																																											
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic 9 None																																																																																																																																																										
Dwelling Units 1				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 2 Two Story				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																																																																																																																																																											
2.2	5.1.75	8.		1.Refrig	4.W&C Air	7.	Insulation	1 Full																																																																																																																																																									
3.3	6.2.50	9.		2.Evapor	5.	8.	1.Full	4.Minimal	7.																																																																																																																																																								
Exterior Walls 8 Alumunum/Vinyl				3.H Pump	6.	9.None	2.Heavy	5.Unk	8.																																																																																																																																																								
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	2 Typical			3.Capped	6.	9.None																																																																																																																																																							
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Unfinished % 0%																																																																																																																																																										
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.	Grade & Factor 3 Average 100%																																																																																																																																																										
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None	1.E Grade	4.B Grade	7.AAA Grad																																																																																																																																																								
Roof Surface 1 Asphalt Shingles				Bath(s) Style	2 Typical Bath(s)			2.D Grade	5.A Grade	8.																																																																																																																																																							
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2.Slate	5.Wood	8.		2.Typical	5.	8.	SQFT (Footprint) 918																																																																																																																																																										
3.Metal	6.Other	9.		3.Old Type	6.	9.None	Condition 6 Good																																																																																																																																																										
SF Masonry Trim 0				# Rooms 8			1.Poor	4.Avg	7.V G																																																																																																																																																								
OPEN-3- 0				# Bedrooms 3			2.Fair	5.Avg+	8.Exc																																																																																																																																																								
OPEN-4- 0				# Full Baths 2			3.Avg-	6.Good	9.Same																																																																																																																																																								
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Date Inspected				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="8">Additions, Outbuildings & Improvements</th> </tr> <tr> <th>Type</th> <th>Year</th> <th>Units</th> <th>Grade</th> <th>Cond</th> <th>Phys.</th> <th>Funct.</th> <th>Sound Value</th> <th></th> </tr> <tr> <td>1 One Story Frame</td> <td>0</td> <td>486</td> <td>0 0</td> <td>0</td> <td>0</td> <td>% 0</td> <td>%</td> <td>1.One Story Fram</td> </tr> <tr> <td>27 Unfin Basement</td> <td>0</td> <td>486</td> <td>0 0</td> <td>0</td> <td>0</td> <td>% 0</td> <td>%</td> <td>2.Two Story Fram</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td>3.Three Story Fr</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td>4.1 & 1/2 Story</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td>5.1 & 3/4 Story</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td>6.2 & 1/2 Story</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td>21.Open Frame Por</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td>22.Encl Frame Por</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td>23.Frame Garage</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td>24.Frame Shed</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td>25.Frame Bay Wind</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td>26.1SFr Overhang</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td>27.Unfin Basement</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td>28.Unfinished Att</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td>29.Finished Attic</td> </tr> </table>						Additions, Outbuildings & Improvements								Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		1 One Story Frame	0	486	0 0	0	0	% 0	%	1.One Story Fram	27 Unfin Basement	0	486	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
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