

CASTON PLACE LLC  
C/O KATHLEEN LEIGHTON  
WATERBORO ME 04087

B14410P894

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:  
16.0425 - corrected acreage per deed, parcel 2.  
22.0111 - removed sheds with no value -sb

Waterboro

Property Data			Assessment Record						
Neighborhood <b>53 OSS�PEE HILL RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	90,900	173,900	0	264,800		
1ST MORTGAGE <b>0</b>			2013	90,900	173,900	0	264,800		
2ND MORTGAGE <b>0</b>			2014	90,900	173,900	0	264,800		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	90,900	173,900	0	264,800		
Secondary Zone			2016	63,300	173,900	0	237,200		
Topography <b>2 Rolling</b>			2017	63,300	173,900	0	237,200		
1.Level 4.Below St 7.Steep			2018	63,300	173,900	0	237,200		
2.Rolling 5.Low 8.Wet			2019	63,300	173,900	0	237,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	63,300	173,900	0	237,200		
Utilities <b>9 No Water/No Sewer</b>			2021	69,600	173,900	0	243,500		
1.Public 4.Improve 7.Improve			2022	75,900	191,300	0	267,200		
2.Water 5.Improve 8.			2023	83,500	212,200	0	295,700		
3.Sewer 6.Improve 9.None			2024	93,600	238,300	0	331,900		
Street <b>3 Gravel</b>			2025	114,500	302,900	0	417,400		
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		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		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			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>Fract. Acre</b>	<b>Acreege/Sites</b>			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	3.87	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified			<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>		3.87			43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

## Waterboro

Map Lot 004-013-001

Account 266

Location 66 CASTON PLACE & 68

Card 1

Of 1

9/25/2024

Building Style	<b>2 Ranch</b>	SF Bsmt Living	<b>0</b>	Layout	<b>1 Typical</b>
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	<b>0 0</b>	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL	<b>0</b>	2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100% 8 Floor/Wall Unit M</b>	3.Not func
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	<b>2</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>	Insulation
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls	<b>8 Alumunum/Vinyl</b>		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	<b>2 Typical</b>	Unfinished %
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface	<b>1 Asphalt Shingles</b>		Bath(s) Style	<b>2 Typical Bath(s)</b>	Grade & Factor
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	<b>0</b>		# Rooms	<b>0</b>	Phys. % Good
OPEN-3-	<b>0</b>		# Bedrooms	<b>6</b>	Funct. % Good
OPEN-4-	<b>0</b>		# Full Baths	<b>2</b>	Functional Code
Year Built	<b>2000</b>		# Half Baths	<b>0</b>	1.Incomp
Year Remodeled	<b>0</b>		# Addn Fixtures	<b>0</b>	2.O-Built
Foundation	<b>5 Concrete Slab</b>		# Fireplaces	<b>0</b>	3.Damage
1.Concrete	4.Wood	7.			4.Econ. % Good
2.C Block	5.Slab	8.			Economic Code
3.Br/Stone	6.Prs/Post	9.			0.None
Basement	<b>9 No Basement</b>				3.Services
1.1/4 Bmt	4.Full Bmt	7.			1.Location
2.1/2 Bmt	5.None	8.			4.Traffic
3.3/4 Bmt	6.	9.None			2.Encroach
Bsmt Gar # Cars	<b>0</b>				9.None
Wet Basement	<b>9 No Basement</b>				Entrance Code
1.Dry	4.	7.			0
2.Damp	5.	8.			1.Interior
3.Wet	6.	9.			4.Vacant
					2.Refusal
					5.Estimate
					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
					%	%	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

