

LEWIS LISA L
LEWIS, DANA F
26 LEIGHTON WAY
WATERBORO ME 04087

B7797P317

Property Data			Assessment Record				
Neighborhood 53 OSSIPEE HILL RD			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2012	68,200	230,000	10,000	288,200
1ST MORTGAGE 0			2013	68,200	230,000	10,000	288,200
2ND MORTGAGE 0			2014	68,200	230,000	10,000	288,200
Zone/Land Use 11 Residential			2015	68,200	230,000	10,000	288,200
Secondary Zone			2016	57,500	227,600	15,000	270,100
Topography 1 Level			2017	57,500	227,600	15,000	270,100
1.Level 4.Below St 7.Steep			2018	57,500	227,600	20,000	265,100
2.Rolling 5.Low 8.Wet			2019	57,500	227,600	20,000	265,100
3.Above St 6.Swampy 9.Lev/Roll			2020	57,500	228,900	20,000	266,400
Utilities 9 No Water/No Sewer			2021	63,200	228,900	24,500	267,600
1.Public 4.Improve 7.Improve			2022	69,000	251,800	25,000	295,800
2.Water 5.Improve 8.			2023	75,900	279,300	25,000	330,200
3.Sewer 6.Improve 9.None			2024	85,100	314,300	25,000	374,400
Street 3 Gravel			2025	93,500	414,300	25,000	482,800
1.Paved 4.Proposed 7.ROW							
2.Semi Imp 5.Pvt 8.None							
3.Gravel 6.Aband 9.TG PLAN							

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Sale Data		
LAND USE 0		
BUILDING USE 0		
Sale Date		
Price		
Sale Type		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

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	
21		1.00		100 %	0	37.Softwood	
26		0.87		100 %	0	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	
Total Acreage		1.87					

Waterboro

Map Lot 004-015-007

Account 280

Location 26 LEIGHTON WAY

Card 1

Of 1

9/25/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL		0
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
Dwelling Units	1		2.HWCI	6.GravWA	10.
Other Units	0		3.HWRAD	7.Electric	11.
Stories	5 One & 3/4 Story		4.Steam	8.F/WallM	12.
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.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls	8 Aluminum/Vinyl		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	
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	1 Asphalt Shingles		Bath(s) Style	2 Typical Bath(s)	
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		# Rooms	0	
OPEN-3-	0		# Bedrooms	3	
OPEN-4-	0		# Full Baths	1	
Year Built	1996		# Half Baths	1	
Year Remodeled	0		# Addn Fixtures	0	
Foundation	1 Concrete		# Fireplaces	0	
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #008080; color: white; padding: 10px; margin-right: 10px; font-size: 2em; font-weight: bold;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>		
2.C Block	5.Slab	8.			
3.Br/Stone	6.Prs/Post	9.			
Basement	4 Full Basement				
1.1/4 Bmt	4.Full Bmt	7.			
2.1/2 Bmt	5.None	8.			
3.3/4 Bmt	6.	9.None			
Bsmt Gar # Cars	0				
Wet Basement	1 Dry Basement				
1.Dry	4.	7.			
2.Damp	5.	8.			
3.Wet	6.	9.			
Date Inspected					

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
2 Two Story Frame	0	144	0 0	0	0	% 0	%
21 Open Frame	0	60	0 0	0	0	% 0	%
48 1.50 Fr Gar w/fin	0	1024	0 0	0	0	% 0	%
61 Canopy	0	384	0 0	0	0	% 0	%
68 Wood Deck	0	140	0 0	0	0	% 0	%
68 Wood Deck	0	192	0 0	0	0	% 0	%
27 Unfin Basement	0	144	0 0	0	0	% 0	%
24 Frame Shed	0	96	0 0	0	0	% 0	%
						%	%
						%	%

2.Inadeq	5.	8.
3.Not func	6.	9.
Attic	9 None	
1.1/4 Fin	4.Full Fin	7.1/4 Unfi
2.1/2 Fin	5.FI/Stair	8.
3.3/4 Fin	6.1/2 Unfi	9.None
Insulation	1 Full	
1.Full	4.Minimal	7.
2.Heavy	5.Unk	8.
3.Capped	6.	9.None
Unfinished %	0%	
Grade & Factor	3 Average 100%	
1.E Grade	4.B Grade	7.AAA Grad
2.D Grade	5.A Grade	8.
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	936	
Condition	7 Very Good	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	0%	
Funct. % Good	100%	
Functional Code	9 None	
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

