

BABB, VICTORIA A LIVING TRUST DATED 10/18/2021
 BABB, DENNIS W LIVING TRUST DATED 10/18/2021
 10 JUSTIN WAY
 WATERBORO ME 04087

B11744P234 B18841P44

Previous Owner
 BABB VICTORIA
 BABB, DENNIS W
 10 JUSTIN WAY EXTENSION
 WATERBORO ME 04087
 Sale Date: 10/18/2021

Property Data			Assessment Record				
Neighborhood 49 JUSTIN WAY			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2012	84,300	227,700	10,000	302,000
1ST MORTGAGE 0			2013	84,300	227,700	10,000	302,000
2ND MORTGAGE 0			2014	84,300	227,700	10,000	302,000
Zone/Land Use 31 Agricultural/Residential			2015	84,300	227,700	10,000	302,000
Secondary Zone			2016	69,500	227,700	15,000	282,200
Topography 1 Level			2017	69,500	227,700	15,000	282,200
1.Level 4.Below St 7.Steep			2018	69,500	227,700	20,000	277,200
2.Rolling 5.Low 8.Wet			2019	69,500	227,700	20,000	277,200
3.Above St 6.Swampy 9.Lev/Roll			2020	69,500	230,000	20,000	279,500
Utilities 9 No Water/No Sewer			2021	76,400	230,000	24,500	281,900
1.Public 4.Improve 7.Improve			2022	83,300	293,500	25,000	351,800
2.Water 5.Improve 8.			2023	91,700	326,600	25,000	393,300
3.Sewer 6.Improve 9.None			2024	102,800	369,900	25,000	447,700
Street 3 Gravel			2025	116,900	466,000	25,000	557,900
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:

21.0609 - added 28x28 garage/slab, 6x12 deck, 12x16 shed, 14x20 shed -sb

22.0823 - changed deck from 6x12 to 11x12 -sb

22.1110 - REVOCABLE TRUST confirmed by account holder - vlw

Sale Data		
Sale Date 10/18/2021		
Price		
Sale Type 2 Land & Buildings		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing 9 Unknown		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity 2 Related Parties		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified 5 Public Record		
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		2.00		100 %	0	37.Softwood
26		9.75		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 11.75						

Waterboro

Map Lot 004-047-007B

Account 4491

Location 10 JUSTIN WAY EXT

Card 1

Of 1

9/25/2024

Building Style	2 Ranch	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		2.Inadeq
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	1 One 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.Refrigt	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	2004		# 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; font-size: 2em; margin-right: 10px;">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
23 Frame Garage	0	784	0 0	0	0	0 %	0 %
22 Encl Frame Porch	0	144	0 0	0	0	0 %	0 %
68 Wood Deck	0	340	0 0	0	0	0 %	0 %
1 One Story Frame	0	288	0 0	0	0	0 %	0 %
21 Open Frame	0	288	0 0	0	0	0 %	0 %
68 Wood Deck	2020	132	0 0	0	0	0 %	0 %
24 Frame Shed	2020	192	3 100	4	0	0 %	100 %
24 Frame Shed	2020	280	3 100	4	0	0 %	100 %
23 Frame Garage	2021	784	0 0	6	0	0 %	100 %
111 CONC. SLAB	2021	784	0 0	6	0	0 %	100 %

