

ERICKSON, DANIEL STEVEN
 4 C AND K LOOP
 EAST WATERBORO ME 04030

B13485P236 B16739P455 B18404P404 B19144P614

Previous Owner
 MARTIN, DANIELLE L
 4 C & K LOOP

EAST WATERBORO ME 04030
 Sale Date: 10/28/2022

Previous Owner
 MARTIN WELA DIANE
 4 C&K LOOP

E WATERBORO ME 04030
 Sale Date: 10/05/2020

Previous Owner
 MECONDO LLC
 C/O CHRISTOPHER D SCIACCA
 118 PRESCOTT STREET
 NORTH ANDOVER MA 01845
 Sale Date: 4/27/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

No./Date	Description	Date Insp.

Notes:

Validity	1 Arms Length Sale
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.

Property Data		
Neighborhood	45 MAIN ST E. VILL 202/4	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	11 Residential	
Secondary Zone		
Topography	1 Level	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	1 Paved	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	10/28/2022	
Price	165,000	
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
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Assessment Record				
Year	Land	Buildings	Exempt	Total
2012	30,000	73,000	0	103,000
2013	30,000	73,000	0	103,000
2014	30,000	73,000	0	103,000
2015	30,000	73,000	0	103,000
2016	30,000	73,000	0	103,000
2017	30,000	73,000	0	103,000
2018	15,000	73,000	0	88,000
2019	15,000	73,000	0	88,000
2020	15,000	73,000	0	88,000
2021	16,500	73,000	0	89,500
2022	18,000	80,300	0	98,300
2023	19,800	89,100	0	108,900
2024	22,200	100,100	0	122,300
2025	25,000	150,800	0	175,800

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
				%		37.Softwood
				%		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		0.00				

Waterboro

Map Lot 005-033-004

Account 4563

Location 4 C & K LOOP

Card 1 Of 1 9/23/2024

Building Style	5 Garrison/Colonial			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% 8 Floor/Wall Unit M			3.Not func	6.	9.	
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			Insulation	1 Full		
2.2	5.1.75	8.		1.Refrig	4.W&C Air	7.		1.Full	4.Minimal	7.	
3.3	6.2.50	9.		2.Evapor	5. 8.			2.Heavy	5.Unk 8.		
Exterior Walls	8 Aluminum/Vinyl			3.H Pump	6. 9.None			3.Capped	6. 9.None		
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	2 Typical			Unfinished %	0%		
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.		Grade & Factor	3 Average 80%		
2.Wd Sh	6.Br/St	11.		2.Typical	5. 8.			1.E Grade	4.B Grade	7.AAA Grad	
3.Compos.	7.Nov	12.		3.Old Type	6. 9.None			2.D Grade	5.A Grade 8.		
Roof Surface	1 Asphalt Shingles			Bath(s) Style	2 Typical Bath(s)			3.C Grade	6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete 7.			SQFT (Footprint)	368		
2.Slate	5.Wood	8.		2.Typical	5. 8.			Condition	6 Good		
3.Metal	6.Other	9.		3.Old Type	6. 9.None			1.Poor	4.Avg	7.V G	
SF Masonry Trim	0			# Rooms	4			2.Fair	5.Avg+ 8.Exc		
OPEN-3-	0			# Bedrooms	2			3.Avg-	6.Good 9.Same		
OPEN-4-	0			# Full Baths	1			Phys. % Good	0%		
Year Built	1986			# Half Baths	0			Funct. % Good	100%		
Year Remodeled	2004			# Addn Fixtures	0			Functional Code	9 None		
Foundation	1 Concrete			# Fireplaces	0			1.Incomp	4.Small	7.Layout	
1.Concrete	4.Wood	7.						2.O-Built	5.CDU	8.Other	
2.C Block	5.Slab	8.						3.Damage	6.Style 9.None		
3.Br/Stone	6.Prs/Post	9.						Econ. % Good	100%		
Basement	4 Full Basement							Economic Code	None		
1.1/4 Bmt	4.Full Bmt	7.						0.None	3.Services	7.	
2.1/2 Bmt	5.None	8.						1.Location	4.Traffic	8.	
3.3/4 Bmt	6.	9.None						2.Encroach	9.None 9.		
Bsmt Gar # Cars	0							Entrance Code	0		
Wet Basement	1 Dry Basement							1.Interior	4.Vacant	7.	
1.Dry	4.	7.						2.Refusal	5.Estimate 8.		
2.Damp	5.	8.						3.Informed	6.Office 9.RS		
3.Wet	6.	9.						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	
46 2S Fr Overhang	0	16	0 0	0	0 %	0 %		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

