

WRIGHT KEVIN
WRIGHT HEATHER M
24 FAY LANE
EAST WATERBORO ME 04030

B15527P420 B15527P424

Previous Owner
FAY TERRY J
127 HI VU DRIVE

STANDISH ME 04084
Sale Date: 12/01/2008

| Property Data | | | Assessment Record | | | | | | |
|--|--|--|----------------------|----------------------|------------------|--------------|------------------|-------------|------------------------|
| Neighborhood 53 OSS�PEE HILL RD | | | Year | Land | Buildings | Exempt | Total | | |
| Tree Growth Year 0 | | | 2012 | 90,000 | 114,300 | 10,000 | 194,300 | | |
| 1ST MORTGAGE 0 | | | 2013 | 90,000 | 114,300 | 10,000 | 194,300 | | |
| 2ND MORTGAGE 0 | | | 2014 | 90,000 | 114,300 | 10,000 | 194,300 | | |
| Zone/Land Use 31 Agricultural/Residential | | | 2015 | 90,000 | 114,300 | 10,000 | 194,300 | | |
| Secondary Zone | | | 2016 | 79,500 | 170,400 | 15,000 | 234,900 | | |
| Topography 2 Rolling | | | 2017 | 79,500 | 170,400 | 15,000 | 234,900 | | |
| 1.Level 4.Below St 7.Steep | | | 2018 | 79,500 | 164,000 | 20,000 | 223,500 | | |
| 2.Rolling 5.Low 8.Wet | | | 2019 | 79,500 | 164,000 | 20,000 | 223,500 | | |
| 3.Above St 6.Swampy 9.Lev/Roll | | | 2020 | 79,500 | 164,000 | 20,000 | 223,500 | | |
| Utilities 9 No Water/No Sewer | | | 2021 | 87,500 | 164,000 | 24,500 | 227,000 | | |
| 1.Public 4.Improve 7.Improve | | | 2022 | 95,400 | 184,800 | 25,000 | 255,200 | | |
| 2.Water 5.Improve 8. | | | 2023 | 105,000 | 205,000 | 25,000 | 285,000 | | |
| 3.Sewer 6.Improve 9.None | | | 2024 | 117,700 | 230,200 | 25,000 | 322,900 | | |
| Street 1 Paved | | | 2025 | 160,700 | 271,800 | 25,000 | 407,500 | | |
| 1.Paved 4.Proposed 7.ROW | | | Land Data | | | | | | |
| 2.Semi Imp 5.Pvt 8.None | | | | | | | | | |
| 3.Gravel 6.Aband 9.TG PLAN | | | Front Foot | Type | Effective | | Influence | | Influence Codes |
| LAND USE 0 | | | 11.Ossipee WF | | Frontage | Depth | Factor | Code | |
| BUILDING USE 0 | | | 12.Arrowhead WF | | | | % | | 1.Unimproved |
| Sale Data | | | 13.Waterfront | | | | % | | 2.Excess Ftg /De |
| Sale Date 12/01/2008 | | | 14.Rear Land | | | | % | | 3.Topography |
| Price 210,000 | | | 15.Misc | | | | % | | 4.Size/Shape |
| Sale Type 2 Land & Buildings | | | | | | | % | | 5.Access or Rear |
| 1.Land 4.Mobile 7. | | | Square Foot | Square Feet | | | | | 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 1 Conventional | | | 18.Excess Land | | | | % | | 9.Fract Share |
| 1.Convent 4.Seller 7. | | | 19.Condominium | | | | % | | Acres |
| 2.FHA/VA 5.Private 8. | | | 20.Pavement | | | | % | | 30.Rear (201+) |
| 3.Assumed 6.Cash 9.Unknown | | | | | | | % | | 31.Tillable/Horti |
| Validity 1 Arms Length Sale | | | Fract. Acre | Acreege/Sites | | | | | 32.Pasture |
| 1.Valid 4.Split 7.Renovate | | | 21.Homesite (Frac | 21 | 2.00 | 100 | % | 0 | 33.Orchard |
| 2.Related 5.Partial 8.Other | | | 22.Vacant Lot (Fr | 24 | 10.00 | 100 | % | 0 | 34.Frontage |
| 3.Distress 6.Exempt 9. | | | 23.Non Conforming | 25 | 19.00 | 100 | % | 0 | 35.Triangular Lot |
| Verified 5 Public Record | | | Acres | | | | % | | 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 |
| | | | Total Acreage | | 31.00 | | | | 43.Condo Site |
| | | | | | | | | | 44.Utility ROW |
| | | | | | | | | | 45.Camp Lot |
| | | | | | | | | | 46.Site Improve |

Inspection Witnessed By:

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| X | | |
| | | |
| | | |
| | | |

Notes:
21.0519 - added 13x60 addition to barn -sb

Waterboro

Map Lot 007-043

Account 688

Location 24 FAY LANE

Card 1

Of 1

9/23/2024

| | | | | | | | |
|--|-------------------|---|------------------------------|--------------------------------------|------------------|------------|--|
| Building Style | 4 Cape Cod | SF Bsmt Living | 0 | Layout | 1 Typical | | |
| 1.Conv | 5.Garr/Col | Fin Bsmt Grade | 0 0 | 1.Typical | 4. 7. | | |
| 2.Ranch | 6.Split | OPEN 5 OPTIONAL 0 | | 2.Inadeq | 5. 8. | | |
| 3.R Ranch | 7.Contemp/ | Heat Type | 100% 5 Force Warm Air | 3.Not func | 6. 9. | | |
| 4.Cape | 8.Log | 1.HWBB | 5.FWA | Attic 4 Full Finished | | | |
| Dwelling Units 1 | | 2.HWCI | 6.GravWA | 1.1/4 Fin | 4.Full Fin | 7.1/4 Unfi | |
| Other Units 0 | | 3.HWRAD | 7.Electric | 2.1/2 Fin | 5.FI/Stair | 8. | |
| Stories 1 One Story | | 4.Steam | 8.FI/WallM | 3.3/4 Fin | 6.1/2 Unfi | 9.None | |
| 1.1 | 4.1.50 | Cool Type | 0% 9 None | Insulation 1 Full | | | |
| 2.2 | 5.1.75 | 1.Refrig | 4.W&C Air | 1.Full | 4.Minimal | 7. | |
| 3.3 | 6.2.50 | 2.Evapor | 5. 8. | 2.Heavy | 5.Unk | 8. | |
| Exterior Walls 1 Wood Siding | | 3.H Pump | 6. 9.None | 3.Capped | 6. 9.None | | |
| 0.Wood | 4.Asb/Asph | Kitchen Style 2 Typical | | Unfinished % 0% | | | |
| 1.Wood | 5.T-111 | 1.Modern | 4.Obsolete | Grade & Factor 3 Average 100% | | | |
| 2.Wd Sh | 6.Br/St | 2.Typical | 5. 8. | 1.E Grade | 4.B Grade | 7.AAA Grad | |
| 3.Compos. | 7.Nov | 3.Old Type | 6. 9.None | 2.D Grade | 5.A Grade | 8. | |
| Roof Surface 3 Metal | | Bath(s) Style 2 Typical Bath(s) | | 3.C Grade | 6.AA Grade | 9.Same | |
| 1.Asphalt | 4.Composit | 1.Modern | 4.Obsolete | SQFT (Footprint) 1232 | | | |
| 2.Slate | 5.Wood | 2.Typical | 5. 8. | Condition 4 Average | | | |
| 3.Metal | 6.Other | 3.Old Type | 6. 9.None | 1.Poor | 4.Avg | 7.V G | |
| SF Masonry Trim 0 | | # Rooms 6 | | 2.Fair | 5.Avg+ | 8.Exc | |
| OPEN-3- 0 | | # Bedrooms 3 | | 3.Avg- | 6.Good | 9.Same | |
| OPEN-4- 0 | | # Full Baths 1 | | Phys. % Good 0% | | | |
| Year Built 1900 | | # Half Baths 1 | | Funct. % Good 100% | | | |
| Year Remodeled 0 | | # Addn Fixtures 0 | | Functional Code 9 None | | | |
| Foundation 3 Brick &/or Stone | | # Fireplaces 0 | | 1.Incomp | 4.Small | 7.Layout | |
| 1.Concrete | 4.Wood | <div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div> | | 2.O-Built | 5.CDU | 8.Other | |
| 2.C Block | 5.Slab | | | Econ. % Good 100% | | | |
| 3.Br/Stone | 6.Prs/Post | | | Economic Code None | | | |
| Basement 4 Full Basement | | | | 0.None | | | |
| 1.1/4 Bmt | 4.Full Bmt | | | 1.Location | | | |
| 2.1/2 Bmt | 5.None | | | 2.Encroach | | | |
| 3.3/4 Bmt | 6. 9.None | | | Entrance Code 5 Estimated | | | |
| Bsmt Gar # Cars 0 | | | | 1.Interior | | | |
| Wet Basement 1 Dry Basement | | | | 2.Refusal | | | |
| 1.Dry | 4. 7. | | | 3.Informed | | | |
| 2.Damp | 5. 8. | Information Code 5 Estimate | | | | | |
| 3.Wet | 6. 9. | 1.Owner | | | | | |
| | | 2.Relative | | | | | |
| | | 3.Tenant | | | | | |

Date Inspected 2/01/2016

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value | |
|---------------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 22 Encl Frame Porch | 0 | 84 | 0 0 | 0 | 0 % | 0 % | | 1.One Story Fram |
| 22 Encl Frame Porch | 0 | 42 | 0 0 | 0 | 0 % | 0 % | | 2.Two Story Fram |
| 65 Barn/Stable | 0 | 2160 | 4 100 | 4 | 80 % | 100 % | | 3.Three Story Fr |
| 157 1.50 ST BARN | 0 | 560 | 3 80 | 2 | 75 % | 100 % | | 4.1 & 1/2 Story |
| 61 Canopy | 0 | 200 | 3 80 | 2 | 75 % | 100 % | | 5.1 & 3/4 Story |
| 65 Barn/Stable | 2020 | 208 | 3 80 | 4 | 0 % | 100 % | | 6.2 & 1/2 Story |
| | | | | | % | % | | 21.Open Frame Por |
| | | | | | % | % | | 22.Encl Frame Por |
| | | | | | % | % | | 23.Frame Garage |
| | | | | | % | % | | 24.Frame Shed |
| | | | | | % | % | | 25.Frame Bay Wind |
| | | | | | % | % | | 26.15Fr Overhang |
| | | | | | % | % | | 27.Unfin Basement |
| | | | | | % | % | | 28.Unfinished Att |
| | | | | | % | % | | 29.Finished Attic |

