

MAYO DONALD G JR
60 VICTORY CIRCLE
EAST WATERBORO ME 04030

B12061P189

Inspection Witnessed By:

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

Notes:

Waterboro

| Property Data | | | Assessment Record | | | | | | |
|--|--|--|----------------------|--------------------|------------------|--------|-------------------|------------------|------------------------|
| Neighborhood 55 SOKOKIS TRAIL * GP ZONE | | | Year | Land | Buildings | Exempt | Total | | |
| Tree Growth Year 0 | | | 2012 | 113,000 | 106,900 | 10,000 | 209,900 | | |
| 1ST MORTGAGE 0 | | | 2013 | 113,000 | 106,900 | 10,000 | 209,900 | | |
| 2ND MORTGAGE 0 | | | 2014 | 113,000 | 106,900 | 10,000 | 209,900 | | |
| Zone/Land Use 11 Residential | | | 2015 | 113,000 | 106,900 | 10,000 | 209,900 | | |
| Secondary Zone | | | 2016 | 68,900 | 106,900 | 15,000 | 160,800 | | |
| Topography 1 Level | | | 2017 | 68,900 | 106,900 | 15,000 | 160,800 | | |
| 1.Level 4.Below St 7.Steep | | | 2018 | 68,900 | 106,900 | 20,000 | 155,800 | | |
| 2.Rolling 5.Low 8.Wet | | | 2019 | 68,900 | 106,900 | 20,000 | 155,800 | | |
| 3.Above St 6.Swampy 9.Lev/Roll | | | 2020 | 68,900 | 107,200 | 20,000 | 156,100 | | |
| Utilities 9 No Water/No Sewer | | | 2021 | 75,800 | 107,200 | 24,500 | 158,500 | | |
| 1.Public 4.Improve 7.Improve | | | 2022 | 82,700 | 117,900 | 25,000 | 175,600 | | |
| 2.Water 5.Improve 8. | | | 2023 | 90,900 | 130,800 | 25,000 | 196,700 | | |
| 3.Sewer 6.Improve 9.None | | | 2024 | 102,000 | 146,900 | 25,000 | 223,900 | | |
| Street 1 Paved | | | 2025 | 113,000 | 202,200 | 25,000 | 290,200 | | |
| 1.Paved 4.Proposed 7.ROW | | | Land Data | | | | | | |
| 2.Semi Imp 5.Pvt 8.None | | | | | | | | | |
| 3.Gravel 6.Aband 9.TG PLAN | | | Front Foot | | Effective | | Influence | | Influence Codes |
| LAND USE 0 | | | 11.Ossipee WF | Type | Frontage | Depth | Factor | Code | |
| BUILDING USE 0 | | | | | | | | | 12.Arrowhead WF |
| Sale Data | | | 13.Waterfront | % | % | % | % | 1.Unimproved | |
| Sale Date | | | | | | | | | 14.Rear Land |
| Price | | | 15.Misc | % | % | % | % | 3.Topography | |
| Sale Type | | | | | | | | | Square Foot |
| 1.Land 4.Mobile 7. | | | 16.Regular Lot | Square Feet | % | % | % | 5.Access or Rear | |
| 2.L & B 5.Other 8. | | | | | | | | | 17.Secondary Lot |
| 3.Building 6. 9. | | | 18.Excess Land | % | % | % | % | 7.Open Space | |
| Financing | | | | | | | | | 19.Condominium |
| 1.Convent 4.Seller 7. | | | 20.Pavement | % | % | % | % | 9.Fract Share | |
| 2.FHA/VA 5.Private 8. | | | | | | | | | Fract. Acre |
| 3.Assumed 6.Cash 9.Unknown | | | 21.Homesite (Frac | 21 | 1.00 | 100 | % | 0 | |
| Validity | | | | | | | | | 22.Vacant Lot (Fr |
| 1.Valid 4.Split 7.Renovate | | | 23.Non Conforming | % | % | % | % | 30.Rear (201+) | |
| 2.Related 5.Partial 8.Other | | | | | | | | | Acres |
| 3.Distress 6.Exempt 9. | | | 24.Excess (5-10) | % | % | % | % | 32.Pasture | |
| Verified | | | | | | | | | 25.Excess (10+) |
| 1.Buyer 4.Agent 7.Family | | | 26.Excess | % | % | % | % | 34.Frontage | |
| 2.Seller 5.Pub Rec 8.Other | | | | | | | | | 27.Rear (1-100) |
| 3.Lender 6.MLS 9. | | | 28.Rear (101-150) | % | % | % | % | 36.Commercial | |
| | | | | | | | | | 29.Rear (151-200) |
| | | | Total Acreage | | 14.00 | | 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 | | |


Waterboro

Map Lot 008-011

Account 793

Location 60 VICTORY CIRCLE

Card 1 Of 1 9/23/2024

| | | | | | |
|-----------------|-------------------------------|---|----------------------------|------------------|-----------------------|
| Building Style | 1 Conventional | 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% 1 Hot Water BB | 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 | 4 One & 1/2 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 | 3 Capped Only |
| 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 100% |
| 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) | 560 |
| 2.Slate | 5.Wood 8. | 2.Typical | 5. 8. | Condition | 4 Average |
| 3.Metal | 6.Other 9. | 3.Old Type | 6. 9.None | 1.Poor | 4.Avg 7.V G |
| SF Masonry Trim | 0 | # Rooms | 0 | 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 | 1940 | # 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 7. |  | | | |
| 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 | 2 Damp 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 | |
|---------------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 47 1.50 ST GAR | 1998 | 1120 | 0 0 | 0 | 0 | 0 % | 0 % | 1.One Story Fram |
| 4 1 & 1/2 Story Fr | 0 | 216 | 0 0 | 0 | 0 | 0 % | 0 % | 2.Two Story Fram |
| 22 Encl Frame Porch | 0 | 72 | 0 0 | 0 | 0 | 0 % | 0 % | 3.Three Story Fr |
| 68 Wood Deck | 1998 | 120 | 0 0 | 0 | 0 | 0 % | 0 % | 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 |

