

MIRTO, JOSEPH R
 MIRTO, JOSEPH D
 12 G DOW WAY
 EAST WATERBORO ME 04030

B15448P806 B17253P244 B17794P575 B17991P116

Previous Owner
 G & R ENTERPRISES, LLC
 421 CREEKSIDE DR

DOWNINGTON PA 19335
 Sale Date: 7/05/2019

Previous Owner
 LAUZIER ROGER G.
 ATTN: G & R ENTERPRISES, LLC
 52 CATHEDRAL OAKS DR
 BIDDEFORD ME 04005
 Sale Date: 8/31/2018

Previous Owner
 LAUZIER R G & SON LLC
 24 WEBBER ROAD

E. WATERBORO ME 04030
 Sale Date: 6/14/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

10312018 - changed street name from Logan Circle to G Dow Way based upon the foundation certification and building permit application will add e911 number when permit process completed - tb

11152018 - e911 address added -tb

19.0806 - added 30x48 house, 26x26 garage, 6x22 open porch, deck -sb

2020 - check incomplete

20.0624 - removed incomplete -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 20 WEBBER RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	61,700	0	0	61,700		
1ST MORTGAGE 0			2013	61,700	0	0	61,700		
2ND MORTGAGE 0			2014	67,000	0	0	67,000		
Zone/Land Use 31 Agricultural/Residential			2015	67,000	0	0	67,000		
Secondary Zone			2016	41,000	0	0	41,000		
Topography 2 Rolling			2017	41,000	0	0	41,000		
1.Level 4.Below St 7.Steep			2018	41,000	0	0	41,000		
2.Rolling 5.Low 8.Wet			2019	41,000	0	0	41,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,800	205,100	0	263,900		
Utilities 9 No Water/No Sewer			2021	64,700	207,600	0	272,300		
1.Public 4.Improve 7.Improve			2022	70,500	228,400	0	298,900		
2.Water 5.Improve 8.			2023	77,600	253,300	0	330,900		
3.Sewer 6.Improve 9.None			2024	87,000	284,400	0	371,400		
Street 2 Semi-Improved			2025	106,400	373,800	0	480,200		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	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 7/05/2019			14.Rear Land				%		3.Topography
Price 315,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.86	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreage		1.86				44.Utility ROW
									45.Camp Lot
									46.Site Improveme

Waterboro

Map Lot 011-015-001A

Account 4948

Location 12 G DOW WAY

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 1 One 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	4 Good 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)	1440																																																																																																																																																																												
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition	8 Excellent																																																																																																																																																																												
3.Metal	6.Other	9.		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	2			Phys. % Good	0%																																																																																																																																																																											
Year Built 2019				# Half Baths	0			Funct. % Good	100%																																																																																																																																																																											
Year Remodeled 0				# Addn Fixtures	1			Functional Code	9 None																																																																																																																																																																											
Foundation 1 Concrete				# Fireplaces	0			1.Incomp	4.Small	7.Layout																																																																																																																																																																										
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">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				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="9" style="text-align: center;">Additions, Outbuildings & Improvements</td> </tr> <tr> <th>Type</th> <th>Year</th> <th>Units</th> <th>Grade</th> <th>Cond</th> <th>Phys.</th> <th>Funct.</th> <th>Sound Value</th> <th></th> <th></th> </tr> <tr> <td>21 Open Frame</td> <td>0</td> <td>132</td> <td>0 0</td> <td>0</td> <td>0</td> <td>0 %</td> <td>0 %</td> <td></td> <td>1.One Story Fram</td> </tr> <tr> <td>23 Frame Garage</td> <td>0</td> <td>676</td> <td>0 0</td> <td>0</td> <td>0</td> <td>0 %</td> <td>0 %</td> <td></td> <td>2.Two Story Fram</td> </tr> <tr> <td>68 Wood Deck</td> <td>0</td> <td>384</td> <td>0 0</td> <td>0</td> <td>0</td> <td>0 %</td> <td>0 %</td> <td></td> <td>3.Three Story Fr</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> <td>4.1 & 1/2 Story</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> <td>5.1 & 3/4 Story</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> <td>6.2 & 1/2 Story</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> <td>21.Open Frame Por</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> <td>22.Encl Frame Por</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> <td>23.Frame Garage</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> <td>24.Frame Shed</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> <td>25.Frame Bay Wind</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> <td>26.1SFr Overhang</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> <td>27.Unfin Basement</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> <td>28.Unfinished Att</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> <td>29.Finished Attic</td> </tr> </table>								Additions, Outbuildings & Improvements									Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value			21 Open Frame	0	132	0 0	0	0	0 %	0 %		1.One Story Fram	23 Frame Garage	0	676	0 0	0	0	0 %	0 %		2.Two Story Fram	68 Wood Deck	0	384	0 0	0	0	0 %	0 %		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
Additions, Outbuildings & Improvements																																																																																																																																																																																				
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value																																																																																																																																																																													
21 Open Frame	0	132	0 0	0	0	0 %	0 %		1.One Story Fram																																																																																																																																																																											
23 Frame Garage	0	676	0 0	0	0	0 %	0 %		2.Two Story Fram																																																																																																																																																																											
68 Wood Deck	0	384	0 0	0	0	0 %	0 %		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																																																																																																																																																																											

