

ELLIS, SAMUEL T
ELLIS, DIANE M (JT)
39 LOGAN CIRCLE
EAST WATERBORO ME 04030

B7407P114 B17843P68

Previous Owner
BOUTHILLETTE MICHAEL R & CHRISTINE
ATTN: SAMUEL & DIANE ELLIS
39 LOGAN CIRCLE
EAST WATERBORO ME 04030
Sale Date: 11/09/2018

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
24.0620 - 12x28 deck rebuilt - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 20 WEBBER RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	71,400	240,100	10,000	301,500		
1ST MORTGAGE 0			2013	71,400	240,100	10,000	301,500		
2ND MORTGAGE 0			2014	71,400	228,500	10,000	289,900		
Zone/Land Use 31 Agricultural/Residential			2015	71,400	240,100	10,000	301,500		
Secondary Zone			2016	60,400	237,800	15,000	283,200		
Topography 3 Above Street			2017	60,400	237,800	15,000	283,200		
1.Level 4.Below St 7.Steep			2018	60,400	237,800	20,000	278,200		
2.Rolling 5.Low 8.Wet			2019	60,400	237,800	20,000	278,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	60,400	239,100	0	299,500		
Utilities 9 No Water/No Sewer			2021	66,500	239,100	0	305,600		
1.Public 4.Improve 7.Improve			2022	72,500	263,000	0	335,500		
2.Water 5.Improve 8.			2023	79,700	291,700	0	371,400		
3.Sewer 6.Improve 9.None			2024	89,400	327,600	0	417,000		
Street 3 Gravel			2025	108,300	445,000	0	553,300		
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 11/09/2018			14.Rear Land				%		3.Topography
Price 403,500			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	2.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	1.14	100	%	0	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		3.14				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

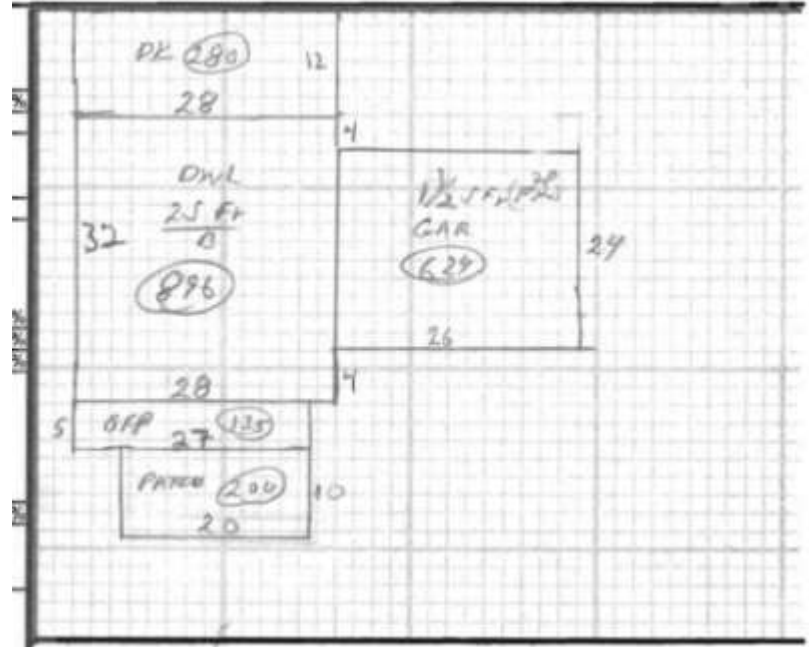
Map Lot 011-015B

Account 1308

Location 39 LOGAN 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 2			3.HWRAD	7.Electric	11.		2.1/2 Fin	5.F/Stair	8.						
Stories 2 Two Story			4.Steam	8.F/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 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) 896							
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 7						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 1995			# Half Baths 1						Funct. % Good 100%						
Year Remodeled 0			# Addn Fixtures 0						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: #00728f; 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.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%			Economic Code None					
Basement 4 Full Basement							0.None			3.Services	7.				
1.1/4 Bmt	4.Full Bmt	7.								1.Location			4.Traffic	8.	
2.1/2 Bmt	5.None	8.								2.Encroach			9.None	9.	
3.3/4 Bmt	6.	9.None								Entrance Code 0					
Bsmt Gar # Cars 0										1.Interior	4.Vacant	7.			
Wet Basement 1 Dry Basement										2.Refusal	5.Estimate	8.			
1.Dry	4.	7.								3.Informed			6.Office	9.RS	
2.Damp	5.	8.					Information Code 0								
3.Wet	6.	9.					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	
48 1.50 Fr Gar w/fin	0	624	0 0	0	0	% 0	%	1.One Story Fram
21 Open Frame	0	135	0 0	0	0	% 0	%	2.Two Story Fram
62 Patio	0	200	0 0	0	0	% 0	%	3.Three Story Fr
68 Wood Deck	2024	336	0 0	0	0	% 0	%	4.1 & 1/2 Story
63 Swimming Pool	0	615	0 0	0	75	% 75	%	5.1 & 3/4 Story
62 Patio	0	984	0 0	0	0	% 0	%	6.2 & 1/2 Story
23 Frame Garage	0	280	0 0	0	0	% 0	%	21.Open Frame Por
43 2S Frame Garage	2007	1176	3 110	0	0	% 0	%	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