

CROTEAU, BRIAN J  
 CROTEAU, DAWN S  
 23 LOGAN CIRCLE  
 EAST WATERBORO ME 04030

B8292P281 B16742P24 B18721P1 B19436P170

Previous Owner  
 CROTEAU, BRIAN  
 23 LOGAN CIRCLE

EAST WATERBORO ME 04030  
 Sale Date: 5/16/2024

Previous Owner  
 CROTEAU, BRIAN  
 23 LOGAN CIR

E WATERBORO ME 04030  
 Sale Date: 6/18/2021

Previous Owner  
 CROTEAU ARLENE J  
 23 LOGAN CIRCLE

EAST WATERBORO ME 04030  
 Sale Date: 6/18/2021

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record																																																																																																																																																																																																																	
Neighborhood <b>20 WEBBER RD</b>			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																													
Tree Growth Year <b>0</b>			2012	69,100	40,000	0	109,100																																																																																																																																																																																																													
1ST MORTGAGE <b>0</b>			2013	69,100	40,000	0	109,100																																																																																																																																																																																																													
2ND MORTGAGE <b>0</b>			2014	69,100	40,000	0	109,100																																																																																																																																																																																																													
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	69,100	40,000	0	109,100																																																																																																																																																																																																													
Secondary Zone			2016	58,800	40,000	0	98,800																																																																																																																																																																																																													
Topography <b>3 Above Street</b>			2017	58,800	40,000	0	98,800																																																																																																																																																																																																													
1.Level 4.Below St 7.Steep			2018	58,800	40,000	0	98,800																																																																																																																																																																																																													
2.Rolling 5.Low 8.Wet			2019	58,800	40,000	0	98,800																																																																																																																																																																																																													
3.Above St 6.Swampy 9.Lev/Roll			2020	58,800	40,000	0	98,800																																																																																																																																																																																																													
Utilities <b>9 No Water/No Sewer</b>			2021	64,600	40,000	0	104,600																																																																																																																																																																																																													
1.Public 4.Improve 7.Improve			2022	70,500	44,000	0	114,500																																																																																																																																																																																																													
2.Water 5.Improve 8.			2023	77,600	48,800	0	126,400																																																																																																																																																																																																													
3.Sewer 6.Improve 9.None			2024	87,000	58,300	0	145,300																																																																																																																																																																																																													
Street <b>3 Gravel</b>			2025	106,300	88,800	0	195,100																																																																																																																																																																																																													
1.Paved 4.Proposed 7.ROW			<table border="1"> <thead> <tr> <th colspan="5">Land Data</th> </tr> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>11.Ossipee WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>1.Unimproved</td> </tr> <tr> <td>12.Arrowhead WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>2.Excess Ftg /De</td> </tr> <tr> <td>13.Waterfront</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>3.Topography</td> </tr> <tr> <td>14.Rear Land</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>4.Size/Shape</td> </tr> <tr> <td>15.Misc</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>5.Access or Rear</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>6.Restriction</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>7.Open Space</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>8.View/Environ</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>9.Fract Share</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td><b>Acres</b></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>30.Rear (201+)</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>31.Tillable/Horti</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>32.Pasture</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>33.Orchard</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>34.Frontage</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>35.Triangular Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>36.Commercial</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>37.Softwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>38.Mixed Wood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>39.Hardwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>40.Wasteland</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>41.Gravel Pit (Ac</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>42.Mobile Home Si</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>43.Condo Site</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>44.Utility ROW</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>45.Camp Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>46.Site Improve</td> </tr> </tbody> </table>					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					%		<b>Acres</b>					%		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
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3.Distress 6.Exempt 9.																																																																																																																																																																																																																				
Verified <b>5 Public Record</b>																																																																																																																																																																																																																				
1.Buyer 4.Agent 7.Family																																																																																																																																																																																																																				
2.Seller 5.Pub Rec 8.Other																																																																																																																																																																																																																				
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## Waterboro

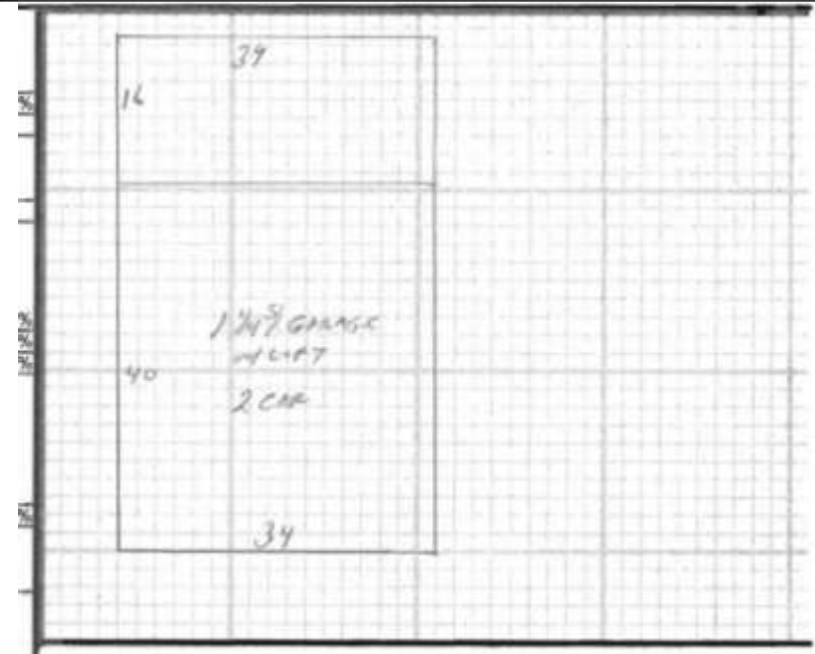
Map Lot 011-015D

Account 1310

Location 31 LOGAN CIRCLE

Card 1 Of 1 9/23/2024

Building Style	SF Bsmt Living			Layout		
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade			1.Typical 4. 7.
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL			2.Inadeq 5. 8.
3.R Ranch	7.Contemp/	11.Condo	Heat Type			3.Not func 6. 9.
4.Cape	8.Log	12.	1.HWB	5.FWA	9.No Heat	Attic
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Other Units			3.HWRAD	7.Electric	11.	2.1/2 Fin 5.F/Stair 8.
Stories			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			Insulation
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			3.H Pump	6.	9.None	3.Capped 6. 9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style			Unfinished %
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor
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			Bath(s) Style			3.C Grade 6.AA Grade 9.Same
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint)
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc
OPEN-3-			# Bedrooms			3.Avg- 6.Good 9.Same
OPEN-4-			# Full Baths			Phys. % Good
Year Built			# Half Baths			Funct. % Good
Year Remodeled			# Addn Fixtures			Functional Code
Foundation			# Fireplaces			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: #008080; 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	8.				3.Damage 6.Style 9.None
3.Br/Stone	6.Prs/Post	9.				Econ. % Good
Basement						Economic Code
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						Entrance Code 0
Wet 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			
Date Inspected			1.Owner 4.Agent 7.			
			2.Relative 5.Estimate 8.			
			3.Tenant 6.Other 9.SNY			



Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
60 1.25 ST Gar	1997	1360	3 100	6	95 %	100 %	1.One Story Fram
24 Frame Shed	0	544	0 0	0	0 %	0 %	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