

CURTIS, JANESEA R
14 PANORAMIC DRIVE
EAST WATERBORO ME 04030

B18494P718

Previous Owner
COTE ANDRE N
96 PANORAMIC DR

EAST WATERBORO ME 04030
Sale Date: 12/18/2020

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
21.0601 - changed land from vacant to homesite, added 24x26 2 st/b, 20x24 2 st garage with finished living space, 5x5 basement entry -sb
22.0823 - added 14x20 deck -sb

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																												
Neighborhood 34 DEERING RIDGE RD			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																								
Tree Growth Year 0			2019	41,800	0	0	41,800																																																																																																																																																																																																								
1ST MORTGAGE 0			2020	41,800	0	0	41,800																																																																																																																																																																																																								
2ND MORTGAGE 0			2021	45,900	0	0	45,900																																																																																																																																																																																																								
Zone/Land Use 31 Agricultural/Residential			2022	71,600	216,700	0	288,300																																																																																																																																																																																																								
Secondary Zone			2023	78,800	245,600	25,000	299,400																																																																																																																																																																																																								
Topography 2 Rolling			2024	88,400	275,800	25,000	339,200																																																																																																																																																																																																								
			2025	108,900	395,200	25,000	479,100																																																																																																																																																																																																								
1.Level 4.Below St 7.Steep																																																																																																																																																																																																															
2.Rolling 5.Low 8.Wet																																																																																																																																																																																																															
3.Above St 6.Swampy 9.Lev/Roll																																																																																																																																																																																																															
Utilities 9 No Water/No Sewer																																																																																																																																																																																																															
1.Public 4.Improve 7.Improve																																																																																																																																																																																																															
2.Water 5.Improve 8.																																																																																																																																																																																																															
3.Sewer 6.Improve 9.None																																																																																																																																																																																																															
Street 3 Gravel																																																																																																																																																																																																															
1.Paved 4.Proposed 7.ROW																																																																																																																																																																																																															
2.Semi Imp 5.Pvt 8.None																																																																																																																																																																																																															
3.Gravel 6.Aband 9.TG PLAN																																																																																																																																																																																																															
LAND USE 0			<table border="1"> <thead> <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>Acres</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>					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					%		Acres					%		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
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																																																																																																																																																																																																									
				%		Acres																																																																																																																																																																																																									
				%		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																																																																																																																																																																																																									
BUILDING USE 0			Land Data																																																																																																																																																																																																												
Sale Data			Front Foot		Effective		Influence																																																																																																																																																																																																								
			Square Foot		Square Feet																																																																																																																																																																																																										
Sale Date 12/18/2020			Fract. Acre		Acreege/Sites																																																																																																																																																																																																										
Price			21.Homesite (Frac		2.00		0																																																																																																																																																																																																								
Sale Type 2 Land & Buildings			22.Vacant Lot (Fr		0.70		0																																																																																																																																																																																																								
1.Land 4.Mobile 7.			23.Non Conforming																																																																																																																																																																																																												
2.L & B 5.Other 8.			Acres																																																																																																																																																																																																												
3.Building 6. 9.			24.Excess (5-10)																																																																																																																																																																																																												
Financing 9 Unknown			25.Excess (10+)																																																																																																																																																																																																												
1.Convent 4.Seller 7.			26.Excess																																																																																																																																																																																																												
2.FHA/VA 5.Private 8.			27.Rear (1-100)																																																																																																																																																																																																												
3.Assumed 6.Cash 9.Unknown			28.Rear (101-150)																																																																																																																																																																																																												
Validity 1 Arms Length Sale			29.Rear (151-200)																																																																																																																																																																																																												
1.Valid 4.Split 7.Renovate			Total Acreage		2.70																																																																																																																																																																																																										
2.Related 5.Partial 8.Other																																																																																																																																																																																																															
3.Distress 6.Exempt 9.																																																																																																																																																																																																															
Verified 5 Public Record																																																																																																																																																																																																															
1.Buyer 4.Agent 7.Family																																																																																																																																																																																																															
2.Seller 5.Pub Rec 8.Other																																																																																																																																																																																																															
3.Lender 6.MLS 9.																																																																																																																																																																																																															

Waterboro

Map Lot 011-042-014B

Account 5182

Location 14 PANORAMIC DRIVE

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 2 Two 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 Alumunum/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) 576																																																																																																																																																												
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 0			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 2020				# Half Baths 0			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: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; font-weight: bold; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">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;"> <thead> <tr> <th colspan="8">Additions, Outbuildings & Improvements</th> <th></th> </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> </tr> </thead> <tbody> <tr> <td>49 1.75 Fr Gar w/fin</td> <td>0</td> <td>480</td> <td>0 0</td> <td>0</td> <td>0</td> <td>% 0</td> <td>%</td> <td>1.One Story Fram</td> </tr> <tr> <td>90 BSMT ENTRY</td> <td>0</td> <td>25</td> <td>0 0</td> <td>0</td> <td>0</td> <td>% 0</td> <td>%</td> <td>2.Two Story Fram</td> </tr> <tr> <td>21 Open Frame</td> <td>0</td> <td>48</td> <td>0 0</td> <td>0</td> <td>0</td> <td>% 0</td> <td>%</td> <td>3.Three Story Fr</td> </tr> <tr> <td>68 Wood Deck</td> <td>2021</td> <td>280</td> <td>0 0</td> <td>0</td> <td>0</td> <td>% 0</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>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>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>21.Open Frame Por</td> </tr> <tr> <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>23.Frame Garage</td> </tr> <tr> <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>25.Frame Bay Wind</td> </tr> <tr> <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>27.Unfin Basement</td> </tr> <tr> <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>29.Finished Attic</td> </tr> </tbody> </table>							Additions, Outbuildings & Improvements									Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		49 1.75 Fr Gar w/fin	0	480	0 0	0	0	% 0	%	1.One Story Fram	90 BSMT ENTRY	0	25	0 0	0	0	% 0	%	2.Two Story Fram	21 Open Frame	0	48	0 0	0	0	% 0	%	3.Three Story Fr	68 Wood Deck	2021	280	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
Additions, Outbuildings & Improvements																																																																																																																																																																			
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value																																																																																																																																																												
49 1.75 Fr Gar w/fin	0	480	0 0	0	0	% 0	%	1.One Story Fram																																																																																																																																																											
90 BSMT ENTRY	0	25	0 0	0	0	% 0	%	2.Two Story Fram																																																																																																																																																											
21 Open Frame	0	48	0 0	0	0	% 0	%	3.Three Story Fr																																																																																																																																																											
68 Wood Deck	2021	280	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																																																																																																																																																											

