

FORTNEY BRANDON & WINN-FORTNEY CATHRINE (JT)  
25 PANORAMIC DR  
EAST WATERBORO ME 04030

B17869P681 B17869P683

Previous Owner  
COTE ANDRE N  
ATTN: BRANDON & CATHERINE FORTNEY  
25 PANORAMIC DR  
EAST WATERBORO ME 04030  
Sale Date: 12/19/2018

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:  
19.0702 - changed vacant lot to homesite, added 26x36 two story colonial house -sb

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																												
Neighborhood <b>34 DEERING RIDGE RD</b>			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																								
Tree Growth Year <b>0</b>			2019	38,600	0	0	38,600																																																																																																																																																																																																								
1ST MORTGAGE <b>0</b>			2020	55,400	204,900	0	260,300																																																																																																																																																																																																								
2ND MORTGAGE <b>0</b>			2021	60,900	204,900	24,500	241,300																																																																																																																																																																																																								
Zone/Land Use <b>31 Agricultural/Residential</b>			2022	66,400	225,400	25,000	266,800																																																																																																																																																																																																								
Secondary Zone			2023	73,100	249,900	25,000	298,000																																																																																																																																																																																																								
Topography <b>2 Rolling</b>			2024	81,900	280,700	25,000	337,600																																																																																																																																																																																																								
1.Level 4.Below St 7.Steep			2025	100,200	383,600	25,000	458,800																																																																																																																																																																																																								
2.Rolling 5.Low 8.Wet																																																																																																																																																																																																															
3.Above St 6.Swampy 9.Lev/Roll																																																																																																																																																																																																															
Utilities <b>9 No Water/No Sewer</b>																																																																																																																																																																																																															
1.Public 4.Improve 7.Improve																																																																																																																																																																																																															
2.Water 5.Improve 8.																																																																																																																																																																																																															
3.Sewer 6.Improve 9.None																																																																																																																																																																																																															
Street <b>3 Gravel</b>																																																																																																																																																																																																															
1.Paved 4.Proposed 7.ROW																																																																																																																																																																																																															
2.Semi Imp 5.Pvt 8.None																																																																																																																																																																																																															
3.Gravel 6.Aband 9.TG PLAN																																																																																																																																																																																																															
LAND USE <b>0</b>			<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><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>					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
Front Foot	Type	Effective								Influence		Influence Codes																																																																																																																																																																																																			
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BUILDING USE <b>0</b>			<b>Land Data</b>																																																																																																																																																																																																												
<b>Sale Data</b>			<b>Front Foot</b>		<b>Square Feet</b>																																																																																																																																																																																																										
			Sale Date <b>12/19/2018</b>		Square Feet																																																																																																																																																																																																										
Price <b>258,400</b>			<b>Square Foot</b>		<b>Acres/Sites</b>																																																																																																																																																																																																										
Sale Type <b>2 Land &amp; Buildings</b>			16.Regular Lot		21		1.02																																																																																																																																																																																																								
1.Land 4.Mobile 7.			17.Secondary Lot				100																																																																																																																																																																																																								
2.L & B 5.Other 8.			18.Excess Land				%																																																																																																																																																																																																								
3.Building 6. 9.			19.Condominium				%																																																																																																																																																																																																								
Financing <b>9 Unknown</b>			20.Pavement				%																																																																																																																																																																																																								
1.Convent 4.Seller 7.			<b>Fract. Acre</b>				%																																																																																																																																																																																																								
2.FHA/VA 5.Private 8.			21.Homesite (Frac				%																																																																																																																																																																																																								
3.Assumed 6.Cash 9.Unknown			22.Vacant Lot (Fr				%																																																																																																																																																																																																								
Validity <b>1 Arms Length Sale</b>			23.Non Conforming				%																																																																																																																																																																																																								
1.Valid 4.Split 7.Renovate			<b>Acres</b>				%																																																																																																																																																																																																								
2.Related 5.Partial 8.Other			24.Excess ( 5-10)				%																																																																																																																																																																																																								
3.Distress 6.Exempt 9.			25.Excess (10+)				%																																																																																																																																																																																																								
Verified <b>5 Public Record</b>			26.Excess				%																																																																																																																																																																																																								
1.Buyer 4.Agent 7.Family			27.Rear (1-100)				%																																																																																																																																																																																																								
2.Seller 5.Pub Rec 8.Other			28.Rear (101-150)				%																																																																																																																																																																																																								
3.Lender 6.MLS 9.			29.Rear (151-200)				%																																																																																																																																																																																																								
			<b>Total Acreage</b>		1.02																																																																																																																																																																																																										

## Waterboro

Map Lot 011-042-014L

Account 5193

Location 25 PANORAMIC DRIVE

Card 1 Of 1 9/23/2024

Building Style	<b>5 Garrison/Colonial</b>			SF Bsmt Living	<b>0</b>			Layout	<b>1 Typical</b>																																																																																																																																																																												
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>0 0</b>			1.Typical	4.	7.																																																																																																																																																																											
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL <b>0</b>			2.Inadeq	5.	8.																																																																																																																																																																												
3.R Ranch	7.Contemp/	11.Condo		Heat Type	<b>100% 1 Hot Water BB</b>			3.Not func	6.	9.																																																																																																																																																																											
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic	<b>9 None</b>																																																																																																																																																																													
Dwelling Units <b>1</b>				2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.1/4 Unfi																																																																																																																																																																												
Other Units <b>0</b>				3.HWRAD	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.																																																																																																																																																																												
Stories <b>2 Two Story</b>				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	<b>0% 9 None</b>			Insulation	<b>1 Full</b>																																																																																																																																																																												
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 <b>8 Alumunum/Vinyl</b>				3.H Pump	6.	9.None	3.Capped	6.	9.None																																																																																																																																																																												
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	<b>2 Typical</b>			Unfinished %	<b>0%</b>																																																																																																																																																																												
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Grade & Factor	<b>4 Good 100%</b>																																																																																																																																																																													
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 <b>1 Asphalt Shingles</b>				Bath(s) Style	<b>2 Typical Bath(s)</b>			3.C Grade	6.AA Grade	9.Same																																																																																																																																																																											
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	SQFT (Footprint)	<b>936</b>																																																																																																																																																																													
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition	<b>8 Excellent</b>																																																																																																																																																																													
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G																																																																																																																																																																												
SF Masonry Trim <b>0</b>				# Rooms	<b>0</b>			2.Fair	5.Avg+	8.Exc																																																																																																																																																																											
OPEN-3- <b>0</b>				# Bedrooms	<b>0</b>			3.Avg-	6.Good	9.Same																																																																																																																																																																											
OPEN-4- <b>0</b>				# Full Baths	<b>2</b>			Phys. % Good	<b>0%</b>																																																																																																																																																																												
Year Built <b>2018</b>				# Half Baths	<b>0</b>			Funct. % Good	<b>100%</b>																																																																																																																																																																												
Year Remodeled <b>0</b>				# Addn Fixtures	<b>0</b>			Functional Code	<b>9 None</b>																																																																																																																																																																												
Foundation <b>1 Concrete</b>				# Fireplaces	<b>0</b>			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 <b>4 Full Basement</b>																																																																																																																																																																																					
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 <b>0</b>																																																																																																																																																																																					
Wet Basement <b>1 Dry Basement</b>																																																																																																																																																																																					
1.Dry	4.	7.																																																																																																																																																																																			
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