

Map Lot 011-045-006

Account 5212

Location 2 LEONA DRIVE

Card 1 Of 1 9/23/2024

ROCRAY, DAVID N
THOMAS, LURENA J
2 LEONA DRIVE
EAST WATERBORO ME 04030

B18224P61

Previous Owner
FOMEZ DEVELOPMENT, LLC
P.O. BOX 100

WATERBORO ME 04087
Sale Date: 4/21/2020

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 19.0108 - split from 011-045 (Woody Knoll Subdivision) -sb
 19.0221 - added street number - tb
 19.0402 - per return address on check for FOMEZ Development - changed the mailing address to PO Box 100 04087 - tb
 20.0714 - added 30x48 house, 28x28 garage 50% incomplete -sb
 21.0414 - removed incomplete -sb

Waterboro

Property Data		
Neighborhood	44 TOWNHOUSE RD	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	31 Agricultural/Residential	
Secondary Zone		
Topography	1 Level	
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	1 Paved	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	4/21/2020	
Price	300,000	
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	8 Other Non Valid	
1.Valid	4.Split	7.Renovate
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.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2020	40,900	0	0	40,900
2021	64,600	91,300	0	155,900
2022	70,500	218,000	0	288,500
2023	77,500	241,800	25,000	294,300
2024	86,900	271,500	25,000	333,400
2025	106,300	369,200	25,000	450,500

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
				%		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
Total Acreage		1.84				

Waterboro

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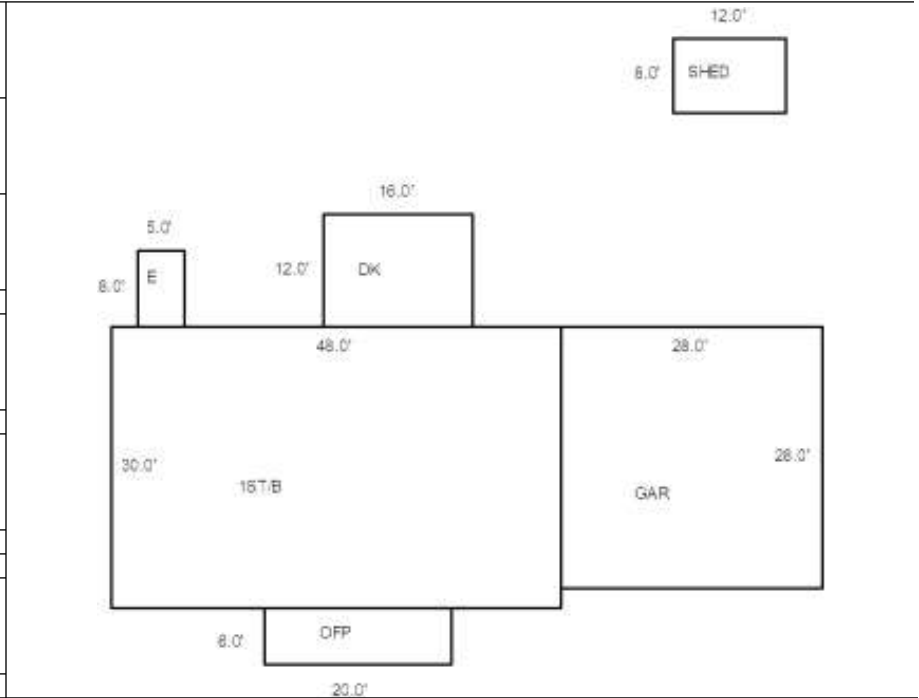
Card 1

Of 1

9/23/2024

Building Style 2 Ranch	SF Bsmt Living 0
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade 0 0
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL 0
3.R Ranch 7.Contemp/ 11.Condo	Heat Type 100% 1 Hot Water BB
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat
Dwelling Units 1	2.HWCI 6.GravWA 10.
Other Units 0	3.HWRAD 7.Electric 11.
Stories 1 One Story	4.Steam 8.F/WallM 12.
1.1 4.1.50 7.1.25	Cool Type 0% 9 None
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.
3.3 6.2.50 9.	2.Evapor 5. 8.
Exterior Walls 8 Alumunum/Vinyl	3.H Pump 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 1 Modern
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.
2.Wd Sh 6.Br/St 11.	2.Typical 5. 8.
3.Compos. 7.Nov 12.	3.Old Type 6. 9.None
Roof Surface 1 Asphalt Shingles	Bath(s) Style 1 Modern Bath(s)
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.
2.Slate 5.Wood 8.	2.Typical 5. 8.
3.Metal 6.Other 9.	3.Old Type 6. 9.None
SF Masonry Trim 0	# Rooms 0
OPEN-3- 0	# Bedrooms 0
OPEN-4- 0	# Full Baths 1
Year Built 2020	# Half Baths 0
Year Remodeled 0	# Addn Fixtures 0
Foundation 1 Concrete	# Fireplaces 0
1.Concrete 4.Wood 7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #00728f; color: white; padding: 10px; 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.	

Layout 1 Typical	1.Typical 4. 7.
2.Inadeq 5. 8.	3.Not func 6. 9.
Attic 9 None	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
2.1/2 Fin 5.FI/Stair 8.	3.3/4 Fin 6.1/2 Unfi 9.None
Insulation 1 Full	1.Full 4.Minimal 7.
2.Heavy 5.Unk 8.	3.Capped 6. 9.None
Unfinished % 0%	Grade & Factor 4 Good 100%
1.E Grade 4.B Grade 7.AAA Grad	2.D Grade 5.A Grade 8.
3.C Grade 6.AA Grade 9.Same	SQFT (Footprint) 1440
Condition 6 Good	1.Poor 4.Avg 7.V G
2.Fair 5.Avg+ 8.Exc	3.Avg- 6.Good 9.Same
Phys. % Good 0%	Funct. % Good 100%
Functional Code 1 Incomplete	1.Incomp 4.Small 7.Layout
2.O-Built 5.CDU 8.Other	3.Damage 6.Style 9.None
Econ. % Good 100%	Economic Code None
0.None 3.Services 7.	1.Location 4.Traffic 8.
2.Encroach 9.None 9.	Entrance Code 0
1.Interior 4.Vacant 7.	1.Refusal 5.Estimate 8.
2.Informed 6.Office 9.RS	Information Code 0
1.Owner 4.Agent 7.	2.Relative 5.Estimate 8.
2.Tenant 6.Other 9.SNY	



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	0	784	0 0	0	0	0	%	1.One Story Fram
21 Open Frame	0	120	0 0	0	0	0	%	2.Two Story Fram
68 Wood Deck	0	192	0 0	0	0	0	%	3.Three Story Fr
90 BSMT ENTRY	0	40	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

