

WINSOR, SANDRA J
WINSOR, RICHRD E JR
31 MEMORY LN
N WATERBORO ME 04061

B14911P972 B16064P716 B18078P107

Previous Owner
JOHNSON JR DONALD S
31 MEMORY LANE

NORTH WATERBORO ME 04061
Sale Date: 10/21/2019

Previous Owner
JOHNSON JR DONALD S & NANCY A
PO BOX 68

NORTH WATERBORO ME 04061
Sale Date: 8/19/2010

Previous Owner
HASKELL RAYMOND K
C/O NANCY JOHNSON
P O BOX 68
NORTH WATERBORO ME 04061
Sale Date: 7/31/2006

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood 38 SOKOKIS TRAIL RT5			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	48,300	65,100	10,000	103,400		
1ST MORTGAGE 0			2013	48,300	65,100	10,000	103,400		
2ND MORTGAGE 0			2014	48,300	65,100	10,000	103,400		
Zone/Land Use 31 Agricultural/Residential			2015	48,300	65,100	10,000	103,400		
Secondary Zone			2016	40,800	65,100	15,000	90,900		
Topography 1 Level			2017	40,800	65,100	15,000	90,900		
1.Level 4.Below St 7.Steep			2018	40,800	65,100	20,000	85,900		
2.Rolling 5.Low 8.Wet			2019	40,800	65,100	20,000	85,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	40,800	65,100	20,000	85,900		
Utilities 9 No Water/No Sewer			2021	44,900	65,100	0	110,000		
1.Public 4.Improve 7.Improve			2022	49,000	71,600	25,000	95,600		
2.Water 5.Improve 8.			2023	53,800	79,400	25,000	108,200		
3.Sewer 6.Improve 9.None			2024	60,400	89,200	25,000	124,600		
Street 3 Gravel			2025	73,800	108,600	25,000	157,400		
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 10/21/2019			14.Rear Land				%		3.Topography
Price 120,000			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	67	%	5	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	0.80	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 2.80						44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 013-053B

Account 1522

Location 31 MEMORY LANE

Card 1 Of 2 9/23/2024

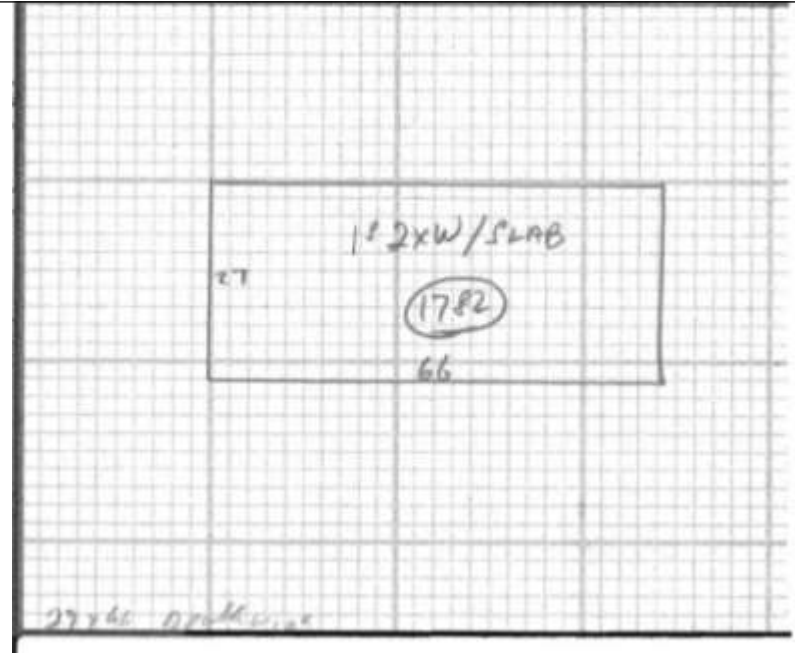
Building Style 0	SF Bsmt Living 0	Layout 0	
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.	
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.	
3.R Ranch 7.Contemp/ 11.Condo	Heat Type 100% 0	3.Not func 6. 9.	
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 0	
Dwelling Units 0	2.HWCI 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 0	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 0	
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 0 Wood Siding	3.H Pump 6. 9.None	3.Capped 6. 9.None	
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 0	Unfinished % 0%	
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 0 0%	
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 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same	
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0	
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 0	
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 0	3.Avg- 6.Good 9.Same	
OPEN-4- 0	# Full Baths 0	Phys. % Good 0%	
Year Built 0	# Half Baths 0	Funct. % Good 100%	
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None	
Foundation 0	# Fireplaces 0	1.Incomp 4.Small 7.Layout	
1.Concrete 4.Wood 7.		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%	
Basement 0		Economic Code None	
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 0		Entrance Code 0	
Wet Basement 0		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	
		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	
999 Double Wide	1997	27x66	4 100	6	92 %	100 %		1.One Story Fram
103 MH CONC. SLAB	1997	1782	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



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Secondary Zone			2016	0	0	0	0		
Topography 1 Level			2017	0	0	0	0		
1.Level 4.Below St 7.Steep			2018	0	0	0	0		
2.Rolling 5.Low 8.Wet			2019	0	0	0	0		
3.Above St 6.Swampy 9.Lev/Roll			2020	0	0	0	0		
Utilities 9 No Water/No Sewer			2021	0	0	0	0		
1.Public 4.Improve 7.Improve			2022	0	0	0	0		
2.Water 5.Improve 8.			2023	0	0	0	0		
3.Sewer 6.Improve 9.None			2024	0	0	0	0		
Street 1 Paved			2025	0	0	0	0		
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3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
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Card 2

Of 2

9/23/2024

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2.C Block 5.Slab 8.		3.Damage 6.Style 9.None
3.Br/Stone 6.Prs/Post 9.		Econ. % Good 100%
Basement 0		Economic Code None
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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 0		Entrance Code 0
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
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					%	%	25.Frame Bay Wind
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
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