

LEIGHTON PROPERTY HOLDINGS, LLC  
PO BOX 145  
WATERBORO ME 04087

B9577P267 B16401P813

Previous Owner  
LEIGHTON LESLEY H  
P O BOX 145

WATERBORO ME 04087  
Sale Date: 8/30/2012

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>50 MAIN ST SO. VILL 202/4</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	95,500	290,500	0	386,000		
1ST MORTGAGE <b>0</b>			2013	95,500	290,500	0	386,000		
2ND MORTGAGE <b>0</b>			2014	95,500	290,500	0	386,000		
Zone/Land Use <b>21 Village</b>			2015	95,500	290,500	0	386,000		
Secondary Zone			2016	81,200	290,500	0	371,700		
Topography <b>1 Level</b>			2017	81,200	290,500	0	371,700		
1.Level 4.Below St 7.Steep			2018	81,200	290,500	0	371,700		
2.Rolling 5.Low 8.Wet			2019	81,200	290,500	0	371,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	81,200	290,900	0	372,100		
Utilities <b>2 Public Water</b>			2021	89,300	290,900	0	380,200		
1.Public 4.Improve 7.Improve			2022	97,400	320,000	0	417,400		
2.Water 5.Improve 8.			2023	107,200	354,900	0	462,100		
3.Sewer 6.Improve 9.None			2024	120,200	404,100	0	524,300		
Street <b>1 Paved</b>			2025	147,000	486,800	0	633,800		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		5.Access or Rear
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>			%		6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity			<b>Fract. Acre</b>	<b>Acreege/Sites</b>			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	0.96	150	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified			<b>Acres</b>				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
				<b>Total Acreage</b>		0.96			43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

## Waterboro

Map Lot 019-049


Account 1741

Location 42 PEARL STREET & 44

Card 1

Of 1

9/23/2024

Building Style	<b>9 Other</b>			SF Bsmnt Living	<b>0</b>			Layout	<b>1 Typical</b>						
1.Conv	5.Garr/Col	9.Other		Fin Bsmnt 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		<b>Attic 4 Full Finished</b>							
<b>Dwelling Units 8</b>				2.HWCI	6.GravWA 10.			1.1/4 Fin	4.Full Fin	7.1/4 Unfi					
<b>Other Units 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>			<b>Insulation 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.						
<b>Exterior Walls 8 Alumunum/Vinyl</b>				3.H Pump	6. 9.None			<b>3.Capped 6. 9.None</b>							
0.Wood	4.Asb/Asph	8.Alum/Vin		<b>Kitchen Style 2 Typical</b>				<b>Unfinished % 0%</b>							
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete 7.			<b>Grade &amp; Factor 2 Fair 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.						
<b>Roof Surface 3 Metal</b>				<b>Bath(s) Style 2 Typical Bath(s)</b>				<b>3.C Grade 6.AA Grade 9.Same</b>							
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete 7.			<b>SQFT (Footprint) 1800</b>							
2.Slate	5.Wood	8.		2.Typical	5. 8.			<b>Condition 4 Average</b>							
3.Metal	6.Other	9.		3.Old Type	6. 9.None			1.Poor	4.Avg	7.V G					
<b>SF Masonry Trim 0</b>				<b># Rooms 0</b>				2.Fair 5.Avg+ 8.Exc							
<b>OPEN-3- 0</b>				<b># Bedrooms 0</b>				3.Avg- 6.Good 9.Same							
<b>OPEN-4- 0</b>				<b># Full Baths 8</b>				<b>Phys. % Good 0%</b>							
<b>Year Built 1911</b>				<b># Half Baths 0</b>				<b>Funct. % Good 100%</b>							
<b>Year Remodeled 1976</b>				<b># Addn Fixtures 8</b>				<b>Functional Code 9 None</b>							
<b>Foundation 3 Brick &amp;/or Stone</b>				<b># Fireplaces 0</b>				1.Incomp 4.Small 7.Layout							
1.Concrete	4.Wood	7.													
2.C Block	5.Slab	8.										2.O-Built 5.CDU 8.Other			
3.Br/Stone	6.Prs/Post	9.										3.Damage 6.Style 9.None			
<b>Basement 4 Full Basement</b>												<b>Econ. % Good 100%</b>			
1.1/4 Bmt	4.Full Bmt	7.										<b>Economic Code None</b>			
2.1/2 Bmt	5.None	8.										0.None 3.Services 7.			
3.3/4 Bmt	6.	9.None										1.Location 4.Traffic 8.			
<b>Bsmt Gar # Cars 0</b>												2.Encroach 9.None 9.			
<b>Wet Basement 1 Dry Basement</b>												<b>Entrance Code 0</b>			
1.Dry	4.	7.										1.Interior 4.Vacant 7.			
2.Damp	5.	8.		2.Refusal 5.Estimate 8.											
3.Wet	6.	9.		3.Informed 6.Office 9.RS											
<b>Date Inspected</b>				<b>Information Code 0</b>				1.Owner 4.Agent 7.							
								2.Relative 5.Estimate 8.							
								3.Tenant 6.Other 9.SNY							

<b>Additions, Outbuildings &amp; Improvements</b>									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
41 2S Open Fr Porch	1976	480	2 100	4	80 %	100 %		1.One Story Fram	
68 Wood Deck	0	208	0 0	0	0 %	0 %		2.Two Story Fram	
24 Frame Shed	0	100	0 0	0	0 %	0 %		3.Three Story Fr	
24 Frame Shed	0	96	0 0	0	0 %	0 %		4.1 & 1/2 Story	
24 Frame Shed	0	152	0 0	0	0 %	0 %		5.1 & 3/4 Story	
24 Frame Shed	0	640	0 0	0	0 %	0 %		6.2 & 1/2 Story	
24 Frame Shed	0	252	0 0	0	0 %	0 %		21.Open Frame Por	
168 SHOP/GARAGE	1986	4212	2 100	4	90 %	100 %		22.Encl Frame Por	
111 CONC. SLAB	0	4212	0 0	0	90 %	100 %		23.Frame Garage	
24 Frame Shed	0	280	0 0	0	0 %	0 %		24.Frame Shed	
								25.Frame Bay Wind	
								26.1SFr Overhang	
								27.Unfin Basement	
								28.Unfinished Att	
								29.Finished Attic	