

OSBORNE, STEVEN B JR
OSBORNE, ANN C
16 LORING AVE
WINCHESTER MA 01890

B11612P1 B17217P767 B18223P878

Previous Owner
CURTIS PENNY A
11 ESTHER LN

E WATERBORO ME 04030
Sale Date: 4/17/2020

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:
16.1205 - split off .07 acres to neighbor at 34-1A via 17217-767. -AK

Waterboro

Property Data			Assessment Record						
Neighborhood 22 WEST SHORE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	220,900	56,100	10,000	267,000		
1ST MORTGAGE 0			2013	220,900	56,100	10,000	267,000		
2ND MORTGAGE 0			2014	220,400	56,100	10,000	266,500		
Zone/Land Use 48 Shoreland			2015	220,400	56,100	10,000	266,500		
Secondary Zone 31			2016	209,500	56,200	15,000	250,700		
Topography 2 Rolling			2017	209,500	56,200	15,000	250,700		
1.Level 4.Below St 7.Steep			2018	209,100	56,200	20,000	245,300		
2.Rolling 5.Low 8.Wet			2019	209,100	56,200	20,000	245,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	209,100	56,200	20,000	245,300		
Utilities 9 No Water/No Sewer			2021	230,000	56,200	24,500	261,700		
1.Public 4.Improve 7.Improve			2022	250,900	61,800	0	312,700		
2.Water 5.Improve 8.			2023	276,000	68,500	0	344,500		
3.Sewer 6.Improve 9.None			2024	309,500	76,900	0	386,400		
Street 3 Gravel			2025	322,800	109,300	0	432,100		
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	11	Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF						1.Unimproved
Sale Data			13.Waterfront						2.Excess Ftg /De
Sale Date 4/17/2020			14.Rear Land						3.Topography
Price 292,000			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	24		0.31	100 %	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr						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		0.67				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

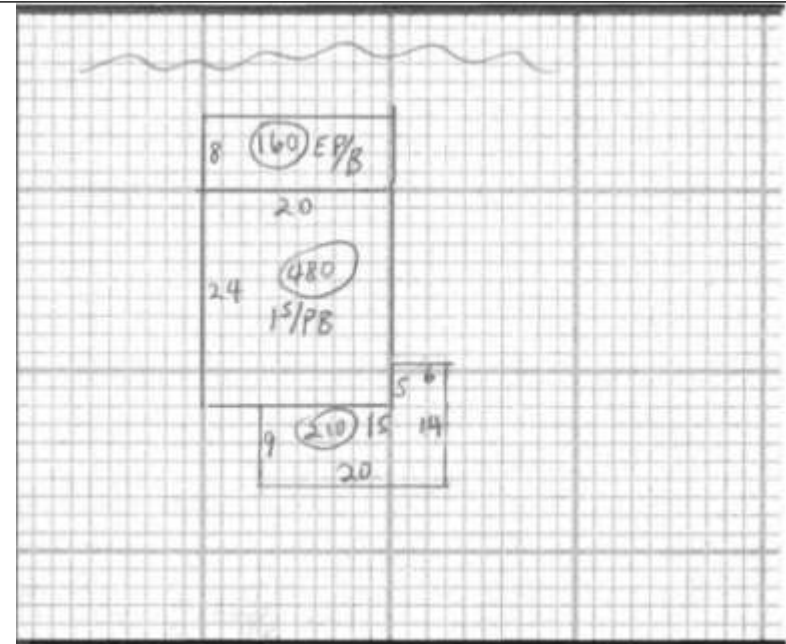
Map Lot 033-024

Account 2218

Location 11 ESTHER LANE

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% 8 Floor/Wall Unit M			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 1 One 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 4 Minimal							
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 7 Novelty			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 3 Average 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) 480							
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition 3 Below Average							
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G					
SF Masonry Trim 0			# Rooms 4						2.Fair	5.Avg+	8.Exc				
OPEN-3- 0			# Bedrooms 2						3.Avg-	6.Good	9.Same				
OPEN-4- 0			# Full Baths 1						Phys. % Good 0%						
Year Built 1920			# Half Baths 0						Funct. % Good 100%						
Year Remodeled 1960			# Addn Fixtures 0						Functional Code 9 None						
Foundation 2 Concrete Block			# 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: #2c5e8c; 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.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%			Economic Code None					
Basement 4 Full Basement							0.None			3.Services	7.				
1.1/4 Bmt	4.Full Bmt	7.								1.Location			4.Traffic	8.	
2.1/2 Bmt	5.None	8.								2.Encroach			9.None	9.	
3.3/4 Bmt	6.	9.None								Entrance Code 0					
Bsmt Gar # Cars 0										1.Interior	4.Vacant	7.			
Wet Basement 1 Dry Basement										2.Refusal	5.Estimate	8.			
1.Dry	4.	7.								Information Code 0					
2.Damp	5.	8.					1.Owner			4.Agent	7.				
3.Wet	6.	9.					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	
22 Encl Frame Porch	0	160	0 0	0	0	0 %	0 %	1.One Story Fram
27 Unfin Basement	0	160	0 0	0	0	0 %	0 %	2.Two Story Fram
1 One Story Frame	0	210	0 0	0	0	0 %	0 %	3.Three Story Fr
24 Frame Shed	0					%	100	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