

GOULD, KIRSTEN
CHANSKY, BRANDEN ROBERT
29 ROSEMONT AVE
NORTH WATERBORO ME 04061

B10171P238 B18929P946

Previous Owner
THOITS RANDALL L JR
SHAW, TAMMY
29 ROSEMONT AVE
NORTH WATERBORO ME 04061
Sale Date: 1/14/2022

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
24.0530 - changed to 1.75s; has full dormer - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	30,000	136,300	10,000	156,300		
1ST MORTGAGE 0			2013	30,000	136,300	10,000	156,300		
2ND MORTGAGE 0			2014	30,000	136,300	10,000	156,300		
Zone/Land Use 47 Lake Arrowhead			2015	30,000	136,300	10,000	156,300		
Secondary Zone			2016	15,000	134,900	15,000	134,900		
Topography 2 Rolling			2017	15,000	134,900	15,000	134,900		
1.Level 4.Below St 7.Steep			2018	15,000	134,900	20,000	129,900		
2.Rolling 5.Low 8.Wet			2019	15,000	134,900	20,000	129,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	134,900	20,000	129,900		
Utilities 9 No Water/No Sewer			2021	16,500	134,900	24,500	126,900		
1.Public 4.Improve 7.Improve			2022	18,000	148,400	25,000	141,400		
2.Water 5.Improve 8.			2023	19,800	164,600	0	184,400		
3.Sewer 6.Improve 9.None			2024	22,200	185,700	0	207,900		
Street 3 Gravel			2025	30,000	273,400	0	303,400		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF					1.Unimproved	
BUILDING USE 0			12.Arrowhead WF					2.Excess Ftg /De	
Sale Data			13.Waterfront					3.Topography	
			14.Rear Land					4.Size/Shape	
Sale Date 1/14/2022			15.Misc					5.Access or Rear	
Price 335,000								6.Restriction	
Sale Type 2 Land & Buildings								7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.				16.Regular Lot	16	1	100 %	0	9.Fract Share
3.Building 6. 9.			17.Secondary Lot					Acres	
Financing 9 Unknown			18.Excess Land					30.Rear (201+)	
1.Convent 4.Seller 7.			19.Condominium					31.Tillable/Horti	
2.FHA/VA 5.Private 8.			20.Pavement					32.Pasture	
3.Assumed 6.Cash 9.Unknown								33.Orchard	
Validity 1 Arms Length Sale			Fract. Acre	Acres/Sites				34.Frontage	
1.Valid 4.Split 7.Renovate				21.Homesite (Frac					35.Triangular Lot
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr					36.Commercial	
3.Distress 6.Exempt 9.			23.Non Conforming					37.Softwood	
Verified 5 Public Record			Acres					38.Mixed Wood	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)					39.Hardwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)					40.Wasteland	
3.Lender 6.MLS 9.			26.Excess					41.Gravel Pit (Ac	
			27.Rear (1-100)					42.Mobile Home Si	
			28.Rear (101-150)					43.Condo Site	
			29.Rear (151-200)					44.Utility ROW	
			Total Acreage 0.00						45.Camp Lot
									46.Site Improve


Waterboro

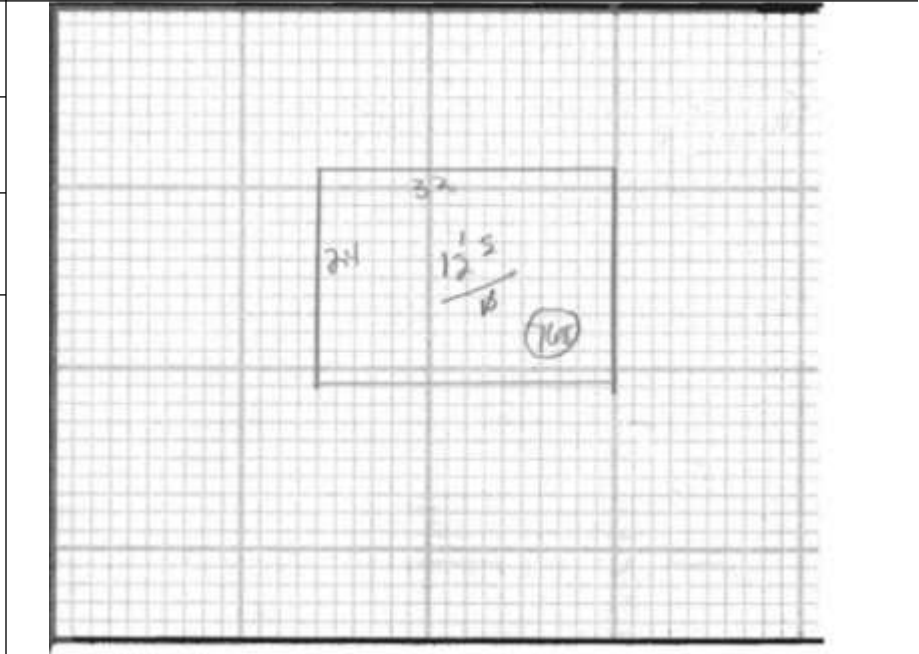
Map Lot 042-00A-107

Account 2502

Location 29 ROSEMONT AVE

Card 1 Of 1 9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical
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	5 One & 3/4 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 Aluminum/Vinyl		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	
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	2 Typical 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	4	
OPEN-4-	0		# Full Baths	2	
Year Built	2000		# Half Baths	0	
Year Remodeled	0		# Addn Fixtures	0	
Foundation	1 Concrete		# Fireplaces	0	
1.Concrete	4.Wood	7.			
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.			



Date Inspected

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	0	120	0 0	0	0	0	0	
					%	%		1.One Story Fram
					%	%		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