

MARTIN, JUSTIN
WEST, LYNSEY (JT)
22 ROSEMONT AVE
NORTH WATERBORO ME 04061

B12547P179 B17705P171

Previous Owner
WRIGHT KEVIN M & HEATHER M
ATTN: JUSTIN MARTIN & LYNSEY WEST
22 ROSEMONT AVE
N WATERBORO ME 04061
Sale Date: 4/30/2018

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record							
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	30,000	86,800	10,000	106,800			
1ST MORTGAGE 0			2013	30,000	86,800	10,000	106,800			
2ND MORTGAGE 0			2014	30,000	86,800	10,000	106,800			
Zone/Land Use 47 Lake Arrowhead			2015	30,000	86,800	10,000	106,800			
Secondary Zone			2016	15,000	82,700	15,000	82,700			
Topography 2 Rolling			2017	15,000	82,700	15,000	82,700			
1.Level 4.Below St 7.Steep			2018	15,000	82,700	0	97,700			
2.Rolling 5.Low 8.Wet			2019	15,000	82,700	0	97,700			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	82,700	0	97,700			
Utilities 9 No Water/No Sewer			2021	16,500	82,700	0	99,200			
1.Public 4.Improve 7.Improve			2022	18,000	91,000	0	109,000			
2.Water 5.Improve 8.			2023	19,800	100,900	0	120,700			
3.Sewer 6.Improve 9.None			2024	22,200	113,300	0	135,500			
Street 3 Gravel			2025	30,000	145,500	0	175,500			
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 4/30/2018			14.Rear Land				%		3.Topography	
Price 165,200			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	16	1	100	%	0	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				%		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 0.00							44.Utility ROW
										45.Camp Lot
										46.Site Improve

Waterboro

Map Lot 042-00A-113

Account 2508

Location 22 ROSEMONT AVE

Card 1 Of 1 9/23/2024

Building Style	2 Ranch			SF Bsmt Living	400	Layout	1 Typical				
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	3 100	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% 1 Hot Water BB	3.Not func	6.	9.			
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			Attic	9 None		
2.2	5.1.75	8.		1.Refrig	4.W&C Air	7.			1.1/4 Fin	4.Full Fin	7.1/4 Unfi
3.3	6.2.50	9.		2.Evapor	5.	8.			2.1/2 Fin	5.F/Stair	8.
Exterior Walls	5 T-111			3.H Pump	6.	9.None			3.3/4 Fin	6.1/2 Unfi	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	2 Typical			Insulation	1 Full		
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.			1.Full	4.Minimal	7.
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.			2.Heavy	5.Unk	8.
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None			3.Capped	6.	9.None
Roof Surface	1 Asphalt Shingles			Bath(s) Style	2 Typical Bath(s)			Unfinished %	0%		
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.		Grade & Factor	3 Average 110%		
2.Slate	5.Wood	8.		2.Typical	5.	8.		1.E Grade	4.B Grade	7.AAA Grad	
3.Metal	6.Other	9.		3.Old Type	6.	9.None		2.D Grade	5.A Grade	8.	
SF Masonry Trim	0			# Rooms	0			3.C Grade	6.AA Grade	9.Same	
OPEN-3-	0			# Bedrooms	3			SQFT (Footprint)	768		
OPEN-4-	0			# Full Baths	1			Condition	4 Average		
Year Built	1976			# Half Baths	0			1.Poor	4.Avg	7.V G	
Year Remodeled	0			# Addn Fixtures	0			2.Fair	5.Avg+	8.Exc	
Foundation	1 Concrete			# Fireplaces	0			3.Avg-	6.Good	9.Same	
1.Concrete	4.Wood	7.						Phys. % Good	0%		
2.C Block	5.Slab	8.						Funct. % Good	100%		
3.Br/Stone	6.Prs/Post	9.						Functional Code	9 None		
Basement	4 Full Basement							1.Incomp	4.Small	7.Layout	
1.1/4 Bmt	4.Full Bmt	7.						2.O-Built	5.CDU	8.Other	
2.1/2 Bmt	5.None	8.						3.Damage	6.Style	9.None	
3.3/4 Bmt	6.	9.None						Econ. % Good	100%		
Bsmt Gar # Cars	0							Economic Code	None		
Wet Basement	1 Dry Basement							0.None	3.Services	7.	
1.Dry	4.	7.						1.Location	4.Traffic	8.	
2.Damp	5.	8.						2.Encroach	9.None	9.	
3.Wet	6.	9.						Entrance Code	0		
								1.Interior	4.Vacant	7.	
								2.Refusal	5.Estimate	8.	
								3.Informed	6.Office	9.RS	
								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	
21 Open Frame	0	144	0 0	0	0 %	0 %		1.One Story Fram
22 Encl Frame Porch	2007	120	3 100	7	97 %	100 %		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

