

PETIT, JOHN C
PETIT, SUSAN S
3 NANCY COURT
N WATERBORO ME 04061

B12600P250 B18157P549 B18588P524

Previous Owner
PETIT RALPH L & DORIS
20 UPLAND CIRCLE

NORTH WATERBORO ME 04061
Sale Date: 1/28/2020

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record							
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	91,000	75,500	0	166,500			
1ST MORTGAGE 0			2013	91,000	75,500	0	166,500			
2ND MORTGAGE 0			2014	91,000	75,500	0	166,500			
Zone/Land Use 47 Lake Arrowhead			2015	91,000	75,500	0	166,500			
Secondary Zone			2016	86,500	75,500	0	162,000			
Topography 2 Rolling			2017	86,500	75,500	0	162,000			
1.Level 4.Below St 7.Steep			2018	86,500	75,500	0	162,000			
2.Rolling 5.Low 8.Wet			2019	86,500	75,500	0	162,000			
3.Above St 6.Swampy 9.Lev/Roll			2020	86,500	75,600	26,000	136,100			
Utilities 9 No Water/No Sewer			2021	95,100	75,600	0	170,700			
1.Public 4.Improve 7.Improve			2022	103,700	83,200	0	186,900			
2.Water 5.Improve 8.			2023	114,100	92,300	0	206,400			
3.Sewer 6.Improve 9.None			2024	127,900	104,400	0	232,300			
Street 3 Gravel			2025	127,400	147,000	0	274,400			
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	12	091	150	100 %	0	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 1/28/2020			15.Misc				%		5.Access or Rear	
Price							%		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				%		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 2 Related Parties							%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acres/Sites					35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac				%		36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		37.Softwood	
Verified 5 Public Record			23.Non Conforming				%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres				%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)				%		41.Gravel Pit (Ac	
			26.Excess				%		42.Mobile Home Si	
			27.Rear (1-100)				%		43.Condo Site	
			28.Rear (101-150)				%		44.Utility ROW	
			29.Rear (151-200)				%		45.Camp Lot	
			Total Acreage		0.16					
										46.Site Improve

Waterboro

Map Lot 043-023

Account 2797

Location 20 UPLAND CIRCLE

Card 1 Of 1 9/23/2024

Building Style	2 Ranch			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% 7 Electric	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	1 1/4 Finished		
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	8 Aluminum/Vinyl			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	1 Modern			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 100%		
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	6			3.C Grade	6.AA Grade	9.Same	
OPEN-3-	0			# Bedrooms	2			SQFT (Footprint)	672		
OPEN-4-	0			# Full Baths	1			Condition	6 Good		
Year Built	1965			# Half Baths	0			1.Poor	4.Avg	7.V G	
Year Remodeled	1999			# Addn Fixtures	0			2.Fair	5.Avg+	8.Exc	
Foundation	6 Piers/Posts			# 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	9 No 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	9 No 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	1 Interior Inspect		
								1.Interior	4.Vacant	7.	
								2.Refusal	5.Estimate	8.	
								3.Informed	6.Office	9.RS	
								Information Code	1 Owner		
								1.Owner	4.Agent	7.	
								2.Relative	5.Estimate	8.	
								3.Tenant	6.Other	9.SNY	

Date Inspected 6/25/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	0	108	0 0	0	0	0 %	0 %	1.One Story Fram
68 Wood Deck	0	48	0 0	0	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

