

BROWN TORREY B
13 SUNSET CIR
N WATERBORO ME 04061

B5782P250 B17531P411

Previous Owner
CURRIER BRUCE SCOTT
ATTN: TORREY B BROWN
13 SUNSET CIRCLE
N WATERBORO ME 04061
Sale Date: 8/04/2017

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:
17.1010 - combined 043-875 with this lot as requested by owner -sb
20.0707 - added 8x33 and 8x16 lean to/open porch -sb

Waterboro

Property Data			Assessment Record						
			Year	Land	Buildings	Exempt	Total		
Neighborhood 1 LAC WEST			2012	30,000	99,600	0	129,600		
Tree Growth Year 0			2013	30,000	99,600	0	129,600		
1ST MORTGAGE 0			2014	30,000	99,600	0	129,600		
2ND MORTGAGE 0			2015	30,000	99,600	0	129,600		
Zone/Land Use 47 Lake Arrowhead			2016	15,000	99,600	0	114,600		
Secondary Zone			2017	15,000	99,600	0	114,600		
Topography 2 Rolling			2018	15,000	99,600	0	114,600		
1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Wet 3.Above St 6.Swampy 9.Lev/Roll			2019	20,300	99,600	0	119,900		
Utilities 9 No Water/No Sewer			2020	20,300	100,200	0	120,500		
1.Public 4.Improve 7.Improve 2.Water 5.Improve 8. 3.Sewer 6.Improve 9.None			2021	22,300	111,500	0	133,800		
Street 3 Gravel			2022	24,300	122,600	0	146,900		
1.Paved 4.Proposed 7.ROW 2.Semi Imp 5.Pvt 8.None 3.Gravel 6.Aband 9.TG PLAN			2023	26,700	136,000	0	162,700		
LAND USE 0			2024	30,000	152,700	0	182,700		
BUILDING USE 0			2025	44,000	211,700	0	255,700		
Sale Date 8/04/2017			Land Data						
Price 95,000			Front Foot		Effective		Influence		Influence Codes
Sale Type 2 Land & Buildings					Type	Frontage	Depth	Factor	
1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.			11.Ossipee WF			%		1.Unimproved	
Financing 9 Unknown			12.Arowhead WF			%		2.Excess Ftg /De	
1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			13.Waterfront			%		3.Topography	
Validity 1 Arms Length Sale			14.Rear Land			%		4.Size/Shape	
1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.			15.Misc			%		5.Access or Rear	
Verified 5 Public Record						%		6.Restriction	
1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			Square Foot	Square Feet				7.Open Space	
			16.Regular Lot	16	1	100%	0	8.View/Environ	
			17.Secondary Lot	17	1	70%	0	9.Fract Share	
			18.Excess Land			%		Acres	
			19.Condominium			%		30.Rear (201+)	
			20.Pavement			%		31.Tillable/Horti	
			Fract. Acre	Acreege/Sites				32.Pasture	
			21.Homesite (Frac			%		33.Orchard	
			22.Vacant Lot (Fr			%		34.Frontage	
			23.Non Conforming			%		35.Triangular Lot	
			Acres			%		36.Commercial	
			24.Excess (5-10)			%		37.Softwood	
			25.Excess (10+)			%		38.Mixed Wood	
			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	
				Total Acreage		0.00		43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 043-874

Account 2884

Location 13 SUNSET 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% 5 Force Warm Air			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	1 Full		
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	1 Wood Siding			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 110%		
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)	864		
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition	5 Above Average		
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G	
SF Masonry Trim	0			# Rooms	5			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	1991			# Half Baths	0			Funct. % Good	100%		
Year Remodeled	0			# Addn Fixtures	0			Functional Code	9 None		
Foundation	1 Concrete			# Fireplaces	0			1.Incomp	4.Small	7.Layout	
1.Concrete	4.Wood	7.						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%		
Basement	4 Full Basement							Economic Code	None		
1.1/4 Bmt	4.Full Bmt	7.						0.None	3.Services	7.	
2.1/2 Bmt	5.None	8.						1.Location	4.Traffic	8.	
3.3/4 Bmt	6.	9.None						2.Encroach	9.None	9.	
Bsmt Gar # Cars	1							Entrance Code	5 Estimated		
Wet Basement	1 Dry Basement							1.Interior	4.Vacant	7.	
1.Dry	4.	7.						2.Refusal	5.Estimate	8.	
2.Damp	5.	8.						3.Informed	6.Office	9.RS	
3.Wet	6.	9.						Information Code	5 Estimate		
								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	
68 Wood Deck	0	140	0 0	0	0	0 %	0 %	1.One Story Fram
21 Open Frame	2019	392	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

