

SANBORN SHAWN F
PO BOX 347
N WATERBORO ME 04061

B4892P114

Previous Owner
ROWLES LARRY D & SHARON L
PO BOX 446

E WATERBORO ME 04030
Sale Date: 5/11/2004

Inspection Witnessed By:

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

Notes:
22.0706 - added 11x16 deck -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	30,000	104,700	10,000	124,700		
1ST MORTGAGE 0			2013	30,000	104,700	10,000	124,700		
2ND MORTGAGE 0			2014	30,000	104,700	10,000	124,700		
Zone/Land Use 47 Lake Arrowhead			2015	30,000	104,700	10,000	124,700		
Secondary Zone			2016	15,000	103,700	15,000	103,700		
Topography 1 Level			2017	15,000	103,700	15,000	103,700		
1.Level 4.Below St 7.Steep			2018	15,000	103,700	20,000	98,700		
2.Rolling 5.Low 8.Wet			2019	15,000	103,700	20,000	98,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	103,700	20,000	98,700		
Utilities 9 No Water/No Sewer			2021	16,500	103,700	24,500	95,700		
1.Public 4.Improve 7.Improve			2022	18,000	114,000	25,000	107,000		
2.Water 5.Improve 8.			2023	19,800	129,000	25,000	123,800		
3.Sewer 6.Improve 9.None			2024	22,200	145,600	25,000	142,800		
Street 3 Gravel			2025	30,000	201,700	25,000	206,700		
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	
Sale Date 5/11/2004			14.Rear Land					4.Size/Shape	
Price 11,000			15.Misc					5.Access or Rear	
Sale Type								6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.				16.Regular Lot	16	1	100 %	0	8.View/Environ
3.Building 6. 9.			17.Secondary Lot					9.Fract Share	
Financing			18.Excess Land					Acres	
1.Convent 4.Seller 7.			19.Condominium					30.Rear (201+)	
2.FHA/VA 5.Private 8.			20.Pavement					31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown								32.Pasture	
Validity			Fract. Acre	Acreege/Sites				33.Orchard	
1.Valid 4.Split 7.Renovate			21.Homesite (Frac					34.Frontage	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr					35.Triangular Lot	
3.Distress 6.Exempt 9.			23.Non Conforming					36.Commercial	
Verified			Acres					37.Softwood	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)					38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)					39.Hardwood	
3.Lender 6.MLS 9.			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 044-000-A431

Account 3071

Location 95 ROSEMONT AVE

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% 1 Hot Water BB	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 8 Aluminum/Vinyl				3.H Pump	6.	9.None	3.Capped				
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				
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	6.AA Grade				
2.Slate	5.Wood	8.		2.Typical	5.	8.	9.Same				
3.Metal	6.Other	9.		3.Old Type	6.	9.None	SQFT (Footprint) 960				
SF Masonry Trim 0				# Rooms 0			Condition 5 Above Average				
OPEN-3- 0				# Bedrooms 2			1.Poor	4.Avg	7.V G		
OPEN-4- 0				# Full Baths 1			2.Fair	5.Avg+	8.Exc		
Year Built 1980				# Half Baths 0			3.Avg-	6.Good	9.Same		
Year Remodeled 0				# Addn Fixtures 0			Phys. % Good 0%				
Foundation 1 Concrete				# Fireplaces 0			Funct. % Good 100%				
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>			Functional Code 9 None				
2.C Block	5.Slab	8.	1.Incomp				4.Small	7.Layout			
3.Br/Stone	6.Prs/Post	9.	2.O-Built				5.CDU	8.Other			
Basement 4 Full Basement			3.Damage				6.Style	9.None			
1.1/4 Bmt	4.Full Bmt	7.	Econ. % Good 100%				Economic Code None				
2.1/2 Bmt	5.None	8.	0.None				3.Services	7.			
3.3/4 Bmt	6.	9.None	1.Location				4.Traffic	8.			
Bsmt Gar # Cars 0			2.Encroach				9.None	9.			
Wet Basement 1 Dry Basement			Entrance Code 0				1.Interior				
1.Dry	4.	7.	1.Owner				4.Agent	7.			
2.Damp	5.	8.	2.Relative			5.Estimate	8.				
3.Wet	6.	9.	3.Tenant			6.Other	9.SNY				

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	0	96	0 0	0	0	0	%	1.One Story Fram
68 Wood Deck	2021	176	3 100	6	0	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
							%	26.15Fr Overhang
							%	27.Unfin Basement
							%	28.Unfinished Att
							%	29.Finished Attic

