

KIRK JAMES H  
KIRK, STACY A  
110 CRESCENT DRIVE  
NORTH WATERBORO ME 04061

B14015P50 B15452P10 B17326P919

Previous Owner  
NIELSEN RICHARD A II & TIA MARIE  
ATTN: JAMES KIRK  
110 CRESCENT DRIVE  
NORTH WATERBORO ME 04061  
Sale Date: 9/23/2016

Previous Owner  
GALLANT JONATHAN R & LIBBEY L MOORES  
110 CRESCENT DRIVE

NORTH WATERBORO ME 04061  
Sale Date: 7/11/2008

Previous Owner  
VICTORY HOMES INC  
7 SCRIMSHAW LANE

SACO ME 04072  
Sale Date: 3/22/2004

Inspection Witnessed By:

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

Notes:

Property Data			Assessment Record								
Neighborhood <b>1 LAC WEST</b>			Year	Land	Buildings	Exempt	Total				
Tree Growth Year <b>0</b>			2012	45,000	103,600	0	148,600				
1ST MORTGAGE <b>0</b>			2013	45,000	103,600	0	148,600				
2ND MORTGAGE <b>0</b>			2014	45,000	103,600	0	148,600				
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	45,000	103,600	0	148,600				
Secondary Zone			2016	22,500	118,300	0	140,800				
Topography <b>2 Rolling</b>			2017	22,500	118,300	0	140,800				
1.Level 4.Below St 7.Steep			2018	22,500	118,300	0	140,800				
2.Rolling 5.Low 8.Wet			2019	22,500	118,300	20,000	120,800				
3.Above St 6.Swampy 9.Lev/Roll			2020	22,500	118,600	20,000	121,100				
Utilities <b>9 No Water/No Sewer</b>			2021	24,800	118,600	24,500	118,900				
1.Public 4.Improve 7.Improve			2022	27,000	130,500	25,000	132,500				
2.Water 5.Improve 8.			2023	29,700	144,700	25,000	149,400				
3.Sewer 6.Improve 9.None			2024	33,300	162,500	25,000	170,800				
Street <b>3 Gravel</b>			2025	50,000	224,500	25,000	249,500				
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>								
2.Semi Imp 5.Pvt 8.None											
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>		
LAND USE <b>0</b>			11.Ossipee WF		Frontage	Depth	Factor	Code			
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved		
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De		
Sale Date <b>9/23/2016</b>			14.Rear Land				%		3.Topography		
Price <b>165,000</b>			15.Misc				%		4.Size/Shape		
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear		
1.Land 4.Mobile 7.							%		6.Restriction		
2.L & B 5.Other 8.			<b>Square Foot</b>		<b>Square Feet</b>				7.Open Space		
3.Building 6. 9.			16.Regular Lot	16		1	100	%	0	8.View/Environ	
Financing <b>1 Conventional</b>			17.Secondary Lot	17		1	100	%	0	9.Fract Share	
1.Convent 4.Seller 7.			18.Excess Land				%			30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium				%			31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement				%			32.Pasture	
Validity <b>1 Arms Length Sale</b>							%			33.Orchard	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>		<b>Acreage/Sites</b>					34.Frontage	
2.Related 5.Partial 8.Other			21.Homesite (Frac				%			35.Triangular Lot	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%			36.Commercial	
Verified <b>5 Public Record</b>			23.Non Conforming				%			37.Softwood	
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%			38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)				%			39.Hardwood	
3.Lender 6.MLS 9.			25.Excess (10+)				%			40.Wasteland	
			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	
			<b>Total Acreage 0.00</b>								45.Camp Lot
											46.Site Improve

# Waterboro

Map Lot 045-001-486

Account 3313

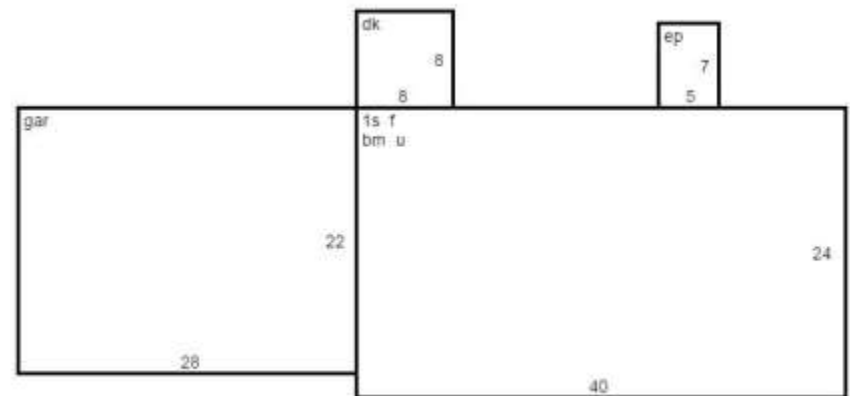
Location 110 CRESCENT DRIVE

Card 1

Of 1

9/23/2024

Building Style	<b>2 Ranch</b>			SF Bsmt Living	<b>0</b>			Layout	<b>1 Typical</b>		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>0 0</b>			1.Typical	4.	7.	
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL <b>0</b>			2.Inadeq	5.	8.		
3.R Ranch	7.Contemp/	11.Condo		Heat Type	<b>100% 1 Hot Water BB</b>			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic <b>9 None</b>				
Dwelling Units <b>1</b>				2.HWCI	6.GravWA 10.			1.1/4 Fin	4.Full Fin	7.1/4 Unfi	
Other Units <b>0</b>				3.HWRAD	7.Electric 11.			2.1/2 Fin	5.F/Stair 8.		
Stories <b>1 One Story</b>				4.Steam	8.F/WallM 12.			3.3/4 Fin	6.1/2 Unfi 9.None		
1.1	4.1.50	7.1.25		Cool Type	<b>0% 9 None</b>			Insulation <b>1 Full</b>			
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 <b>8 Aluminum/Vinyl</b>				3.H Pump	6. 9.None			3.Capped	6. 9.None		
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style <b>2 Typical</b>			Unfinished % <b>0%</b>				
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete 7.			Grade & Factor <b>3 Average 105%</b>			
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 <b>1 Asphalt Shingles</b>				Bath(s) Style <b>2 Typical Bath(s)</b>			3.C Grade 6.AA Grade 9.Same				
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete 7.			SQFT (Footprint) <b>960</b>			
2.Slate	5.Wood	8.		2.Typical	5. 8.			Condition <b>7 Very Good</b>			
3.Metal	6.Other	9.		3.Old Type	6. 9.None			1.Poor	4.Avg	7.V G	
SF Masonry Trim <b>0</b>				# Rooms <b>6</b>			2.Fair 5.Avg+ 8.Exc				
OPEN-3- <b>0</b>				# Bedrooms <b>3</b>			3.Avg- 6.Good 9.Same				
OPEN-4- <b>0</b>				# Full Baths <b>1</b>			Phys. % Good <b>0%</b>				
Year Built <b>2004</b>				# Half Baths <b>0</b>			Funct. % Good <b>100%</b>				
Year Remodeled <b>0</b>				# Addn Fixtures <b>0</b>			Functional Code <b>9 None</b>				
Foundation <b>1 Concrete</b>				# Fireplaces <b>0</b>			1.Incomp 4.Small 7.Layout				
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d72; color: white; padding: 10px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>			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 <b>100%</b>								
Basement <b>4 Full Basement</b>			Economic Code <b>None</b>								
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 <b>0</b>			Entrance Code <b>3 Information Only</b>								
Wet Basement <b>1 Dry Basement</b>			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 <b>3 Tenant</b>								
			1.Owner 4.Agent 7.								
			2.Relative 5.Estimate 8.								
			3.Tenant 6.Other 9.SNY								



Date Inspected 8/10/2005

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	35	0 0	0	0	0 %	0 %	1.One Story Fram
68 Wood Deck	0	64	0 0	0	0	0 %	0 %	2.Two Story Fram
23 Frame Garage	2015	616	0 0	0	0	0 %	0 %	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