

SANGILLO, KATHLEEN T
70 DIAMOND DRIVE
N WATERBORO ME 04061

B9585P25 B16945P743 B17089P377 B17292P152 B17599P232

Previous Owner
ALLIE ALBERT L
SANGILLO, KATHLEEN T
70 DIAMOND DR
NORTH WATERBORO ME 04061
Sale Date: 8/20/2019

Previous Owner
DONDEROSA LLC
ATTN: ALBERT ALLIE & KATHLEEN SANGILLO
70 DIAMOND DR
N WATERBORO ME 04061
Sale Date: 11/07/2017

Previous Owner
HOMEVEST LLC
180 SWETTS BRIDGE ROAD

ALFRED ME 04002
Sale Date: 8/05/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
16.0323 - SEE 2017 added op, reno ongoing, added 25% depr -ak
17.0906 - removed 25% depr, reno completed -sb
18.0404 - transferred homestead exemption from 67 Fairview Drive to this property -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	130,500	71,900	10,000	192,400		
1ST MORTGAGE 0			2013	130,500	71,900	10,000	192,400		
2ND MORTGAGE 0			2014	130,500	71,900	10,000	192,400		
Zone/Land Use 47 Lake Arrowhead			2015	130,500	71,900	10,000	192,400		
Secondary Zone			2016	123,900	55,600	0	179,500		
Topography 2 Rolling			2017	123,900	55,600	0	179,500		
1.Level 4.Below St 7.Steep			2018	123,900	74,100	0	198,000		
2.Rolling 5.Low 8.Wet			2019	123,900	74,100	20,000	178,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	123,900	74,900	20,000	178,800		
Utilities 9 No Water/No Sewer			2021	136,300	74,900	24,500	186,700		
1.Public 4.Improve 7.Improve			2022	148,700	82,400	25,000	206,100		
2.Water 5.Improve 8.			2023	163,600	91,400	25,000	230,000		
3.Sewer 6.Improve 9.None			2024	183,400	102,700	25,000	261,100		
Street 3 Gravel			2025	182,600	129,600	25,000	287,200		
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	200	211	55 %	2	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 8/20/2019			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	Acreege/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		0.48				46.Site Improve

Waterboro

Map Lot 045-001-518

Account 3338

Location 70 DIAMOND DRIVE

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% 8 Floor/Wall Unit M			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 Alumunum/Vinyl				3.H Pump	6.	9.None	3.Capped 6. 9.None				
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style 1 Modern			Unfinished % 0%				
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Grade & Factor 3 Average 90%				
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) 760				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition 4 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 3			3.Avg-	6.Good	9.Same		
OPEN-4- 0				# Full Baths 1			Phys. % Good 0%				
Year Built 1979				# Half Baths 0			Funct. % Good 100%				
Year Remodeled 2004				# Addn Fixtures 0			Functional Code 9 None				
Foundation 1 Concrete				# Fireplaces 0			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: #008080; color: white; padding: 10px; margin-right: 10px; font-size: 2em; font-weight: bold;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>							
2.C Block	5.Slab	8.									
3.Br/Stone	6.Prs/Post	9.									
Basement 5 Crawl Space											
1.1/4 Bmt	4.Full Bmt	7.									
2.1/2 Bmt	5.None	8.									
3.3/4 Bmt	6.	9.None									
Bsmt Gar # Cars 0											
Wet Basement 1 Dry Basement											
1.Dry	4.	7.									
2.Damp	5.	8.									
3.Wet	6.	9.									



Date Inspected 8/05/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	380	0 0	0	0	0 %	0 %	1.One Story Fram
68 Wood Deck	0	304	0 0	0	0	0 %	0 %	2.Two Story Fram
21 Open Frame	2016	224	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

