

GRABOWSKI, SUSAN E
44 SUNNY BROOK CIRCLE
NORTH WATERBORO ME 04061

B7770P72 B15220P72 B17979P521

Previous Owner
WILLIAMS ARTHUR C JR & GAIL M
ATTN: SUSAN E GRABOWSKI
44 SUNNY BROOK CIRCLE
NORTH WATERBORO ME 04061
Sale Date: 6/21/2019

Previous Owner
CANESTRARI ARTHOS A &
ELAINE MANNING CANESTRARI
PO BOX 85
WOONSOCKET RI 02895
Sale Date: 7/30/2007

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
23.1031 - removed incomplete -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	35,000	185,500	22,000	198,500		
1ST MORTGAGE 0			2013	35,000	185,500	22,000	198,500		
2ND MORTGAGE 0			2014	35,000	185,500	22,000	198,500		
Zone/Land Use 47 Lake Arrowhead			2015	35,000	185,500	22,000	198,500		
Secondary Zone			2016	17,500	185,500	27,000	176,000		
Topography 2 Rolling			2017	17,500	185,500	27,000	176,000		
1.Level 4.Below St 7.Steep			2018	17,500	185,500	32,000	171,000		
2.Rolling 5.Low 8.Wet			2019	17,500	185,500	32,000	171,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	17,500	185,900	32,000	171,400		
Utilities 9 No Water/No Sewer			2021	19,300	185,900	0	205,200		
1.Public 4.Improve 7.Improve			2022	21,000	204,500	31,000	194,500		
2.Water 5.Improve 8.			2023	23,100	226,800	31,000	218,900		
3.Sewer 6.Improve 9.None			2024	25,900	254,700	31,000	249,600		
Street 3 Gravel			2025	33,800	389,900	31,000	392,700		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 6/21/2019			14.Rear Land				%		3.Topography
Price 223,500			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot		Square Feet				6.Restriction
2.L & B 5.Other 8.			16.Regular Lot	16		1	100	%	7.Open Space
3.Building 6. 9.			17.Secondary Lot	18		1	100	%	8.View/Environ
Financing 9 Unknown			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity 1 Arms Length Sale			Fract. Acre		Acreege/Sites				32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified 5 Public Record			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			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 046-002-081


Account 3638

Location 44 SUNNY BROOK CIRCLE

Card 1

Of 1

9/23/2024

Building Style 7	SF Bsmnt Living 0	Layout 1 Typical
1.Conv 5.Garr/Col 9.Other	Fin Bsmnt 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 2 Two 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 115%
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) 484
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 6	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1993	# 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 5 Crawl Space		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.
Bsmnt Gar # Cars 0		Entrance Code 0
Wet Basement 0		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 0	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.SNY	

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
93 1/2S AD/GAR	0	120	0 0	0	0	0 %	
1 One Story Frame	0	24	0 0	0	0	0 %	
111 CONC. SLAB	0	24	0 0	0	0	0 %	
1 One Story Frame	0	40	0 0	0	0	0 %	
111 CONC. SLAB	0	40	0 0	0	0	0 %	
21 Open Frame	0	72	0 0	0	0	0 %	
1 One Story Frame	0	662	0 0	0	0	0 %	
37 Unfin Basement	0	662	0 0	0	0	0 %	
21 Open Frame	0	180	0 0	0	0	0 %	
68 Wood Deck	0	99	0 0	0	0	0 %	

- 1.One Story Fram
- 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

