

EXLEY JAMES B (JT)  
EXLEY, MEGANN A  
4 SUNNY BROOK CIR  
N WATERBORO ME 04061

B5179P301 B16768P1 B17855P183

Previous Owner  
MCKAY, LYLE J  
ATTN: JAMES & MEGANN EXLEY  
4 SUNNY BROOK CIR  
N WATERBORO ME 04061  
Sale Date: 11/30/2018

Previous Owner  
HAMEL JOHN JR & SHARYLL LYNN  
4 SUNNY BROOK CIRCLE

NORTH WATERBORO ME 04061  
Sale Date: 1/24/2014

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record							
Neighborhood <b>1 LAC WEST</b>			Year	Land	Buildings	Exempt	Total			
Tree Growth Year <b>0</b>			2012	30,000	184,800	10,000	204,800			
1ST MORTGAGE <b>0</b>			2013	30,000	184,800	10,000	204,800			
2ND MORTGAGE <b>0</b>			2014	30,000	184,800	10,000	204,800			
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	30,000	184,800	0	214,800			
Secondary Zone			2016	15,000	184,800	0	199,800			
Topography <b>2 Rolling</b>			2017	15,000	184,800	0	199,800			
1.Level 4.Below St 7.Steep			2018	15,000	184,800	0	199,800			
2.Rolling 5.Low 8.Wet			2019	15,000	184,800	0	199,800			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	186,200	0	201,200			
Utilities <b>9 No Water/No Sewer</b>			2021	16,500	186,200	0	202,700			
1.Public 4.Improve 7.Improve			2022	18,000	204,800	0	222,800			
2.Water 5.Improve 8.			2023	19,800	227,100	0	246,900			
3.Sewer 6.Improve 9.None			2024	22,200	255,700	0	277,900			
Street <b>3 Gravel</b>			2025	30,000	356,500	0	386,500			
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		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>		
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved	
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De	
Sale Date <b>11/30/2018</b>			14.Rear Land				%		3.Topography	
Price <b>251,500</b>			15.Misc				%		4.Size/Shape	
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear	
1.Land 4.Mobile 7.			<b>Square Foot</b>		<b>Square Feet</b>				6.Restriction	
2.L & B 5.Other 8.			16.Regular Lot	16		1	100 %	0	7.Open Space	
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ	
Financing <b>9 Unknown</b>			18.Excess Land				%		9.Fract Share	
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 <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>		<b>Acreage/Sites</b>				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 <b>5 Public Record</b>			<b>Acres</b>				%		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	
			<b>Total Acreage 0.00</b>							44.Utility ROW
										45.Camp Lot
										46.Site Improve

# Waterboro

Map Lot 046-002-092


Account 3647

Location 4 SUNNY BROOK CIRCLE

Card 1

Of 1

9/23/2024

Building Style	<b>4 Cape Cod</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
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL <b>0</b>		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100%</b>	<b>1 Hot Water BB</b>
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	<b>1</b>		2.HWCI	6.GravWA	10.
Other Units	<b>0</b>		3.HWRAD	7.Electric	11.
Stories	<b>4 One &amp; 1/2 Story</b>		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	<b>0%</b>	<b>9 None</b>
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls	<b>8 Aluminum/Vinyl</b>		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	<b>2 Typical</b>	
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface	<b>1 Asphalt Shingles</b>		Bath(s) Style	<b>2 Typical Bath(s)</b>	
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim	<b>0</b>		# Rooms	<b>7</b>	
OPEN-3-	<b>0</b>		# Bedrooms	<b>3</b>	
OPEN-4-	<b>0</b>		# Full Baths	<b>2</b>	
Year Built	<b>1989</b>		# Half Baths	<b>0</b>	
Year Remodeled	<b>2003</b>		# Addn Fixtures	<b>0</b>	
Foundation	<b>1 Concrete</b>		# Fireplaces	<b>0</b>	
1.Concrete	4.Wood	7.			
2.C Block	5.Slab	8.			
3.Br/Stone	6.Prs/Post	9.			
Basement	<b>4 Full Basement</b>				
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	<b>0</b>				
Wet Basement	<b>1 Dry Basement</b>				
1.Dry	4.	7.			
2.Damp	5.	8.			
3.Wet	6.	9.			

Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	2003	108	3 100	7	95 %	100 %	
50 2 S Fr Gar w/fin	2003	676	3 100	7	95 %	90 %	
68 Wood Deck	2003	240	3 100	7	95 %	100 %	
68 Wood Deck	2003	120	3 100	7	95 %	100 %	
21 Open Frame	2005	24	3 100	8	95 %	100 %	
24 Frame Shed	0	96	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

