

LEIGHTON LESLEY H
LEIGHTON, VICTORIA S
PO BOX 145
WATERBORO ME 04087

			Property Data			Assessment Record						
			Neighborhood	50 MAIN ST SO. VILL 202/4		Year	Land	Buildings	Exempt	Total		
			Tree Growth Year	0		2013	69,700	123,200	0	192,900		
			1ST MORTGAGE	0		2014	69,700	123,200	0	192,900		
			2ND MORTGAGE	0		2015	69,700	123,200	0	192,900		
			Zone/Land Use	31 Agricultural/Residential		2016	59,200	123,200	0	182,400		
			Secondary Zone			2017	59,200	123,200	0	182,400		
			Topography	2 Rolling		2018	59,200	123,200	0	182,400		
			1.Level	4.Below St	7.Steep	2019	59,200	123,200	0	182,400		
			2.Rolling	5.Low	8.Wet	2020	59,200	123,200	0	182,400		
			3.Above St	6.Swampy	9.Lev/Roll	2021	65,100	123,200	0	188,300		
			Utilities	9 No Water/No Sewer		2022	71,100	135,600	0	206,700		
			1.Public	4.Improve	7.Improve	2023	78,200	150,400	0	228,600		
			2.Water	5.Improve	8.	2024	87,600	168,800	0	256,400		
			3.Sewer	6.Improve	9.None	2025	107,200	230,800	0	338,000		
			Street	2 Semi-Improved								
			1.Paved	4.Proposed	7.ROW							
			2.Semi Imp	5.Pvt	8.None							
			3.Gravel	6.Aband	9.TG PLAN							
			LAND USE	0								
			BUILDING USE	0								
			Sale Data									
			Sale Date									
			Price									
			Sale Type									
			1.Land	4.Mobile	7.							
			2.L & B	5.Other	8.							
			3.Building	6.	9.							
			Financing									
			1.Convent	4.Seller	7.							
			2.FHA/VA	5.Private	8.							
			3.Assumed	6.Cash	9.Unknown							
			Validity									
			1.Valid	4.Split	7.Renovate							
			2.Related	5.Partial	8.Other							
			3.Distress	6.Exempt	9.							
			Verified									
			1.Buyer	4.Agent	7.Family							
			2.Seller	5.Pub Rec	8.Other							
			3.Lender	6.MLS	9.							
						Land Data						
						Front Foot		Effective		Influence		Influence Codes
						Type	Frontage	Depth	Factor	Code		
						11.Ossipee WF			%		1.Unimproved	
						12.Arrowhead WF			%		2.Excess Ftg /De	
						13.Waterfront			%		3.Topography	
						14.Rear Land			%		4.Size/Shape	
						15.Misc			%		5.Access or Rear	
									%		6.Restriction	
									%		7.Open Space	
									%		8.View/Environ	
									%		9.Fract Share	
						Square Foot		Square Feet			Acres	
						16.Regular Lot			%		30.Rear (201+)	
						17.Secondary Lot			%		31.Tillable/Horti	
						18.Excess Land			%		32.Pasture	
						19.Condominium			%		33.Orchard	
						20.Pavement			%		34.Frontage	
									%		35.Triangular Lot	
						Fract. Acre		Acreage/Sites				
						21.Homesite (Frac	21	2.00	100 %	0	36.Commercial	
						22.Vacant Lot (Fr			%		37.Softwood	
						23.Non Conforming			%		38.Mixed Wood	
						Acres					39.Hardwood	
						24.Excess (5-10)			%		40.Wasteland	
						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		2.00			46.Site Improve	

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:
24.0724 - corrected address from 2 Ruby's Way to 79 Granite Ridge Road per E911 - vw

Waterboro

Map Lot 001-006-II


Account 5029

Location 79 GRANITE RIDGE ROAD

Card 1

Of 1

9/25/2024

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
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL		0
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	1 Hot Water BB
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	1		2.HWCI	6.GravWA	10.
Other Units	0		3.HWRAD	7.Electric	11.
Stories	1 One Story		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0%	9 None
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	8 Aluminum/Vinyl		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	
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	1 Asphalt Shingles		Bath(s) Style	2 Typical Bath(s)	
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	0		# Rooms	5	
OPEN-3-	0		# Bedrooms	3	
OPEN-4-	0		# Full Baths	1	
Year Built	2012		# Half Baths	0	
Year Remodeled	0		# Addn Fixtures	0	
Foundation	1 Concrete		# Fireplaces	0	
1.Concrete	4.Wood	7.			
2.C Block	5.Slab	8.			
3.Br/Stone	6.Prs/Post	9.			
Basement	4 Full Basement				
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	2				
Wet Basement	1 Dry Basement				
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 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