

JUDITH LEWIS & MELISSA LIBBY, CO-TRUSTEES
THE MICHAEL T LEWIS AND JUDITH E LEWIS REVOCABLE
2 SYLVIA CIRCLE
WATERBORO ME 04087

B14240P761 B19414P212

Previous Owner
FOGLIO LAND DEVELOPMENT LLC
P O BOX 308

WATERBORO ME 04087
Sale Date: 4/05/2024

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
24.0905 - added 8x8 deck, 5x6 basement entry, 24x24 garage, and 4x8 op - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 61 FEDERAL ST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	60,000	154,600	0	214,600		
1ST MORTGAGE 0			2013	60,000	154,600	0	214,600		
2ND MORTGAGE 0			2014	60,000	154,600	0	214,600		
Zone/Land Use 11 Residential			2015	60,000	154,600	0	214,600		
Secondary Zone			2016	60,000	154,600	0	214,600		
Topography 1 Level			2017	60,000	154,600	0	214,600		
1.Level 4.Below St 7.Steep			2018	60,000	154,600	0	214,600		
2.Rolling 5.Low 8.Wet			2019	60,000	154,600	0	214,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	60,000	154,600	0	214,600		
Utilities			2021	66,000	154,600	0	220,600		
1.Public 4.Improve 7.Improve			2022	72,000	170,100	0	242,100		
2.Water 5.Improve 8.			2023	79,200	188,700	0	267,900		
3.Sewer 6.Improve 9.None			2024	88,800	211,800	0	300,600		
Street 1 Paved			2025	70,000	281,900	0	351,900		
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			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
Sale Date 4/05/2024			14.Rear Land			%		4.Size/Shape	
Price 419,000			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.						%		8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing 9 Unknown			17.Secondary Lot			%		Acres	
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 1 Arms Length Sale						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				34.Frontage	
2.Related 5.Partial 8.Other				43	1.00	100	%	0	35.Triangular Lot
3.Distress 6.Exempt 9.			21.Homesite (Frac			%		36.Commercial	
Verified 5 Public Record			22.Vacant Lot (Fr			%		37.Softwood	
1.Buyer 4.Agent 7.Family			23.Non Conforming			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			Acres			%		39.Hardwood	
3.Lender 6.MLS 9.			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		0.00			46.Site Improve	

Waterboro

Map Lot 001-031-001

Account 4888

Location 2 SYLVIA CIRCLE

Card 1 Of 1 9/25/2024

Building Style	9 Other			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% 1 Hot Water BB			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic	0			
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	2 Typical			Unfinished %	0%		
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Grade & Factor	4 Good 100%			
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) 1300				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition 7 Very Good				
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	2			3.Avg-	6.Good	9.Same	
OPEN-4- 0				# Full Baths	1			Phys. % Good 0%			
Year Built 2006				# 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.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>							
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 0											
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	
68 Wood Deck	0	64	0 0	0	0	0	% 0 %	1.One Story Fram
90 BSMT ENTRY	0	30	0 0	0	0	0	% 0 %	2.Two Story Fram
24 Frame Shed	0	576	0 0	0	0	0	% 0 %	3.Three Story Fr
21 Open Frame	0	32	0 0	0	0	0	% 0 %	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