

PHANEUF MARC T AND AUTUMN R
PHANEUF, AUTUMN R
27 MARTIN CIRCLE
WATERBORO ME 04087

B10115P170

| Property Data | | | Assessment Record | | | | | | |
|---|--|--|----------------------|-------------|----------------------|--------|------------------|------|------------------------|
| Neighborhood 61 FEDERAL ST | | | Year | Land | Buildings | Exempt | Total | | |
| Tree Growth Year 0 | | | 2012 | 55,000 | 101,200 | 10,000 | 146,200 | | |
| 1ST MORTGAGE 0 | | | 2013 | 55,000 | 101,200 | 10,000 | 146,200 | | |
| 2ND MORTGAGE 0 | | | 2014 | 55,000 | 101,200 | 10,000 | 146,200 | | |
| Zone/Land Use 11 Residential | | | 2015 | 55,000 | 101,200 | 10,000 | 146,200 | | |
| Secondary Zone | | | 2016 | 50,500 | 96,400 | 15,000 | 131,900 | | |
| Topography 1 Level | | | 2017 | 50,500 | 96,400 | 15,000 | 131,900 | | |
| 1.Level 4.Below St 7.Steep | | | 2018 | 50,500 | 96,400 | 20,000 | 126,900 | | |
| 2.Rolling 5.Low 8.Wet | | | 2019 | 50,500 | 96,400 | 20,000 | 126,900 | | |
| 3.Above St 6.Swampy 9.Lev/Roll | | | 2020 | 50,500 | 97,500 | 20,000 | 128,000 | | |
| Utilities 9 No Water/No Sewer | | | 2021 | 55,500 | 97,500 | 24,500 | 128,500 | | |
| 1.Public 4.Improve 7.Improve | | | 2022 | 60,600 | 107,200 | 25,000 | 142,800 | | |
| 2.Water 5.Improve 8. | | | 2023 | 66,600 | 118,900 | 25,000 | 160,500 | | |
| 3.Sewer 6.Improve 9.None | | | 2024 | 74,700 | 133,500 | 25,000 | 183,200 | | |
| Street 1 Paved | | | 2025 | 84,500 | 169,000 | 25,000 | 228,500 | | |
| 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 |
| | | | 14.Rear Land | | | | % | | 3.Topography |
| Sale Date 1/05/2005 | | | 15.Misc | | | | % | | 4.Size/Shape |
| Price 164,000 | | | | | | | % | | 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. | | | 16.Regular Lot | | | | % | | 8.View/Environ |
| 3.Building 6. 9. | | | 17.Secondary Lot | | | | % | | 9.Fract Share |
| Financing 1 Conventional | | | 18.Excess Land | | | | % | | Acres |
| 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 1 Arms Length Sale | | | Fract. Acre | | Acreege/Sites | | | | 33.Orchard |
| 1.Valid 4.Split 7.Renovate | | | 21.Homesite (Frac | 21 | 1.00 | 100 | % | 0 | 34.Frontage |
| 2.Related 5.Partial 8.Other | | | 22.Vacant Lot (Fr | 24 | 1.78 | 100 | % | 0 | 35.Triangular Lot |
| 3.Distress 6.Exempt 9. | | | 23.Non Conforming | | | | % | | 36.Commercial |
| Verified 1 Buyer | | | Acres | | | | % | | 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 |
| | | | Total Acreage | | 2.78 | | | | 44.Utility ROW |
| | | | | | | | | | 45.Camp Lot |
| | | | | | | | | | 46.Site Improve |

Inspection Witnessed By:

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| X | | |

Notes:

Waterboro

Map Lot 001-036-001

Account 54

Location 27 MARTIN CIRCLE

Card 1 Of 1

9/25/2024

| | | | | | |
|-----------------|---------------------------|----------------|--------------------------|------------------------------|------------------|
| Building Style | 2 Ranch | SF Bsmt Living | 480 | Layout | 1 Typical |
| 1.Conv | 5.Garr/Col | 9.Other | Fin Bsmt Grade | 3 100 | 1.Typical |
| 2.Ranch | 6.Split | 10.Mohome | OPEN 5 OPTIONAL 0 | | 2.Inadeq |
| 3.R Ranch | 7.Contemp/ | 11.Condo | Heat Type | 100% 5 Force Warm Air | 3.Not func |
| 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 | Insulation |
| 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 | 5 T-111 | | 3.H Pump | 6. | 9.None |
| 0.Wood | 4.Asb/Asph | 8.Alum/Vin | Kitchen Style | 2 Typical | Unfinished % |
| 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) | Grade & Factor |
| 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 | 3 | SQFT (Footprint) |
| OPEN-3- | 0 | | # Bedrooms | 1 | 960 |
| OPEN-4- | 0 | | # Full Baths | 1 | Condition |
| Year Built | 1985 | | # Half Baths | 0 | 4 Average |
| Year Remodeled | 0 | | # Addn Fixtures | 0 | 1.Poor |
| Foundation | 2 Concrete Block | | # Fireplaces | 0 | 4.Avg |
| 1.Concrete | 4.Wood | 7. | | | 7.V G |
| 2.C Block | 5.Slab | 8. | | | 2.Fair |
| 3.Br/Stone | 6.Prs/Post | 9. | | | 5.Avg+ |
| Basement | 4 Full Basement | | | | 6.Good |
| 1.1/4 Bmt | 4.Full Bmt | 7. | | | 9.Same |
| 2.1/2 Bmt | 5.None | 8. | | | Phys. % Good |
| 3.3/4 Bmt | 6. | 9.None | | | 0% |
| Bsmt Gar # Cars | 0 | | | | Funct. % Good |
| Wet Basement | 1 Dry Basement | | | | 100% |
| 1.Dry | 4. | 7. | | | Functional Code |
| 2.Damp | 5. | 8. | | | 9 None |
| 3.Wet | 6. | 9. | | | 1.Incomp |
| | | | | | 4.Small |
| | | | | | 7.Layout |
| | | | | | 2.O-Built |
| | | | | | 5.CDU |
| | | | | | 8.Other |
| | | | | | 3.Damage |
| | | | | | 6.Style |
| | | | | | 9.None |
| | | | | | Econ. % Good |
| | | | | | 100% |
| | | | | | Economic Code |
| | | | | | None |
| | | | | | 0.None |
| | | | | | 3.Services |
| | | | | | 7. |
| | | | | | 1.Location |
| | | | | | 4.Traffic |
| | | | | | 8. |
| | | | | | 2.Encroach |
| | | | | | 9.None |
| | | | | | 9. |
| | | | | | Entrance Code |
| | | | | | 0 |
| | | | | | 1.Interior |
| | | | | | 4.Vacant |
| | | | | | 7. |
| | | | | | 2.Refusal |
| | | | | | 5.Estimate |
| | | | | | 8. |
| | | | | | 3.Informed |
| | | | | | 6.Office |
| | | | | | 9.RS |
| | | | | | 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 |
|-------------------|------|-------|-------|------|-------|--------|-------------|
| 1 One Story Frame | 0 | 230 | 0 0 | 0 | 0 | 0 % | 0 % |
| 68 Wood Deck | 0 | 190 | 0 0 | 0 | 0 | 0 % | 0 % |
| 68 Wood Deck | 0 | 140 | 0 0 | 0 | 0 | 0 % | 0 % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |

