

CASTON PLACE LLC
C/O KATHLEEN LEIGHTON
WATERBORO ME 04087

B14410P898

Inspection Witnessed By:

X	Date
No./Date	Description

Notes:
 16.0425 - account had duplicate: t#4321. deleted that, kept this. changed m/l from 4-13-1A (not on map) to 4-13A. corrected acreage per deed plot.-ak
 16.1031 - this account (#272) and #4321 were both M-L 4-13A. to resolve, 272 is now M-L 4-13-6, 4321 is now M-L 4-13-7. further deed research has also changed acreage yet again, did an abatement for 2016-17 taxes. -AK
 22.1011 - changed grade from C-110 to C-100 the same as the identical two buildings, abated -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 53 OSSIPEE HILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	74,600	191,300	0	265,900		
1ST MORTGAGE 0			2013	74,600	191,300	0	265,900		
2ND MORTGAGE 0			2014	74,600	191,300	0	265,900		
Zone/Land Use 31 Agricultural/Residential			2015	74,600	191,300	0	265,900		
Secondary Zone			2016	66,000	191,300	0	257,300		
Topography 3 Above Street			2017	66,000	191,300	0	257,300		
1.Level 4.Below St 7.Steep			2018	63,000	191,300	0	254,300		
2.Rolling 5.Low 8.Wet			2019	63,000	191,300	0	254,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	63,000	191,300	0	254,300		
Utilities 9 No Water/No Sewer			2021	69,300	191,300	0	260,600		
1.Public 4.Improve 7.Improve			2022	75,600	210,400	0	286,000		
2.Water 5.Improve 8.			2023	83,100	233,400	0	316,500		
3.Sewer 6.Improve 9.None			2024	93,200	238,300	0	331,500		
Street 3 Gravel			2025	114,000	302,900	0	416,900		
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					Frontage	Depth	Factor	Code	
BUILDING USE 0			11.Ossipee WF			%		1.Unimproved	
Sale Data			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Date			13.Waterfront			%		3.Topography	
Price			14.Rear Land			%		4.Size/Shape	
Sale Type			15.Misc			%		5.Access or Rear	
1.Land 4.Mobile 7.			Square Foot	Square Feet				6.Restriction	
2.L & B 5.Other 8.						%		7.Open Space	
3.Building 6. 9.			16.Regular Lot			%		8.View/Environ	
Financing			17.Secondary Lot			%		9.Fract Share	
1.Convent 4.Seller 7.			18.Excess Land			%		Acres	
2.FHA/VA 5.Private 8.			19.Condominium			%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		31.Tillable/Horti	
Validity			Fract. Acre	Acreege/Sites				32.Pasture	
1.Valid 4.Split 7.Renovate				21	3.70	100	%	0	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr			%		33.Orchard	
3.Distress 6.Exempt 9.			23.Non Conforming			%		34.Frontage	
Verified			Acres			%		35.Triangular Lot	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)			%		36.Commercial	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)			%		37.Softwood	
3.Lender 6.MLS 9.			26.Excess			%		38.Mixed Wood	
			27.Rear (1-100)			%		39.Hardwood	
			28.Rear (101-150)			%		40.Wasteland	
			29.Rear (151-200)			%		41.Gravel Pit (Ac	
			Total Acreage		3.70			42.Mobile Home Si	
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 004-013-006

Account 272

Location 36 CASTON PLACE & 38

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	2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100% 8 Floor/Wall Unit M	3.Not func
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	2		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	8 Alumunum/Vinyl		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)	
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	0	
OPEN-3-	0		# Bedrooms	6	
OPEN-4-	0		# Full Baths	2	
Year Built	2005		# Half Baths	0	
Year Remodeled	0		# Addn Fixtures	0	
Foundation	5 Concrete Slab		# Fireplaces	0	
1.Concrete	4.Wood	7.			
2.C Block	5.Slab	8.			
3.Br/Stone	6.Prs/Post	9.			
Basement	9 No 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	9 No 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

