

SHIRK KAREN E  
13 C & K LOOP  
E WATERBORO ME 04030

B14565P228 B17267P391

Previous Owner  
HANSCOM KATE L  
ATTN: KAREN SHIRK  
13 C & K LOOP  
E WATERBORO ME 04030  
Sale Date: 7/05/2016

Previous Owner  
MECONDO LLC  
C/O CHRISTOPHER SCIACCA  
118 PRESCOTT STREET  
NORTH ANDOVER MA 01845  
Sale Date: 2/21/2007

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data				Assessment Record						
Neighborhood <b>45 MAIN ST E. VILL 202/4</b>				Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>				2012	30,000	73,000	0	103,000		
1ST MORTGAGE <b>0</b>				2013	30,000	73,000	0	103,000		
2ND MORTGAGE <b>0</b>				2014	30,000	73,000	0	103,000		
Zone/Land Use <b>11 Residential</b>				2015	30,000	73,000	0	103,000		
Secondary Zone				2016	30,000	73,000	0	103,000		
Topography <b>1 Level</b>				2017	30,000	73,000	0	103,000		
1.Level 4.Below St 7.Steep				2018	15,000	73,000	0	88,000		
2.Rolling 5.Low 8.Wet				2019	15,000	73,000	0	88,000		
3.Above St 6.Swampy 9.Lev/Roll				2020	15,000	73,000	20,000	68,000		
Utilities <b>9 No Water/No Sewer</b>				2021	16,500	73,000	24,500	65,000		
1.Public 4.Improve 7.Improve				2022	18,000	80,300	25,000	73,300		
2.Water 5.Improve 8.				2023	19,800	89,100	25,000	83,900		
3.Sewer 6.Improve 9.None				2024	22,200	100,100	25,000	97,300		
Street <b>1 Paved</b>				2025	25,000	150,800	25,000	150,800		
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		Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>				12.Arrowhead WF			%		1.Unimproved	
<b>Sale Data</b>				13.Waterfront			%		2.Excess Ftg /De	
				Sale Date <b>7/05/2016</b>	14.Rear Land			%		3.Topography
Price <b>77,900</b>				15.Misc			%		4.Size/Shape	
Sale Type <b>2 Land &amp; Buildings</b>				<b>Square Foot</b>		<b>Square Feet</b>			5.Access or Rear	
1.Land 4.Mobile 7.				16.Regular Lot			%		6.Restriction	
2.L & B 5.Other 8.				17.Secondary Lot			%		7.Open Space	
3.Building 6. 9.				18.Excess Land			%		8.View/Environ	
Financing <b>1 Conventional</b>				19.Condominium			%		9.Fract Share	
1.Convent 4.Seller 7.				20.Pavement			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.				<b>Fract. Acre</b>		<b>Acreege/Sites</b>			31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown				21.Homesite (Frac	43	1.00	100 %	0	32.Pasture	
Validity <b>1 Arms Length Sale</b>				22.Vacant Lot (Fr			%		33.Orchard	
1.Valid 4.Split 7.Renovate				23.Non Conforming			%		34.Frontage	
2.Related 5.Partial 8.Other				<b>Acres</b>			%		35.Triangular Lot	
3.Distress 6.Exempt 9.				24.Excess ( 5-10)			%		36.Commercial	
Verified <b>5 Public Record</b>				25.Excess (10+)			%		37.Softwood	
1.Buyer 4.Agent 7.Family				26.Excess			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other				27.Rear (1-100)			%		39.Hardwood	
3.Lender 6.MLS 9.				28.Rear (101-150)			%		40.Wasteland	
				29.Rear (151-200)			%		41.Gravel Pit (Ac	
				<b>Total Acreege</b>		<b>0.00</b>			42.Mobile Home Si	
									43.Condo Site	
									44.Utility ROW	
									45.Camp Lot	
									46.Site Improve	

# Waterboro

Map Lot 005-033-013


Account 4573

Location 13 C & K LOOP

Card 1

Of 1

9/23/2024

Building Style	<b>5 Garrison/Colonial</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	4.	7.	
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL <b>0</b>			2.Inadeq	5.	8.		
3.R Ranch	7.Contemp/	11.Condo		Heat Type	<b>100% 8 Floor/Wall Unit M</b>			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic	<b>9 None</b>			
Dwelling Units <b>1</b>				2.HWCI	6.GravWA 10.			1.1/4 Fin	4.Full Fin	7.1/4 Unfi	
Other Units <b>0</b>				3.HWRAD	7.Electric 11.			2.1/2 Fin	5.FI/Stair 8.		
Stories <b>2 Two Story</b>				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	<b>0% 9 None</b>			Insulation <b>1 Full</b>			
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 <b>8 Aluminum/Vinyl</b>				3.H Pump	6.	9.None	3.Capped	6.		9.None	
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style <b>2 Typical</b>			Unfinished % <b>0%</b>				
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete 7.			Grade & Factor <b>3 Average 80%</b>			
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.			2.D Grade	5.A Grade 8.		
Roof Surface <b>1 Asphalt Shingles</b>				Bath(s) Style <b>2 Typical Bath(s)</b>			3.C Grade 6.AA Grade 9.Same				
1.Asphalt	4.Composit 7.			1.Modern	4.Obsolete 7.			SQFT (Footprint) <b>368</b>			
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition <b>6 Good</b>				
3.Metal	6.Other 9.			3.Old Type	6.			1.Poor	4.Avg	7.V G	
SF Masonry Trim <b>0</b>				# Rooms <b>4</b>			2.Fair	5.Avg+ 8.Exc			
OPEN-3- <b>0</b>				# Bedrooms <b>2</b>			3.Avg-	6.Good 9.Same			
OPEN-4- <b>0</b>				# Full Baths <b>1</b>			Phys. % Good <b>0%</b>				
Year Built <b>1986</b>				# Half Baths <b>0</b>			Funct. % Good <b>100%</b>				
Year Remodeled <b>2004</b>				# Addn Fixtures <b>0</b>			Functional Code <b>9 None</b>				
Foundation <b>1 Concrete</b>				# Fireplaces <b>0</b>			1.Incomp	4.Small	7.Layout		
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				1.Owner			4.Agent	7.			
				2.Relative			5.Estimate 8.				
				3.Tenant			6.Other 9.SNY				

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
46 2S Fr Overhang	0	16	0 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

