

OTTAWA-MITCHELL KATURAH L
 18 C & K LOOP
 EAST WATERBORO ME 04030

B13485P236 B14905P22 B17078P146 B17266P924

Previous Owner
 PROVOST, KENNETH R.
 ATTN: KATURAH L OTTAWA MITCHELL
 18 C & K LOOP
 EAST WATERBORO ME 04030
 Sale Date: 1/05/2018

Previous Owner
 GRANT, RICHARD M
 ATTN: KENNETH R PROVOST
 18 C & K LOOP
 E WATERBORO ME 04030
 Sale Date: 7/01/2016

Previous Owner
 ANDERSON JAMIE S
 C/O RICHARD M GRANT
 18 C & K LOOP
 E WATERBORO ME 04030
 Sale Date: 8/17/2015

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 16.1011 missed land reduction for condos, abated from 30k to 15k - rk

Waterboro

Property Data			Assessment Record						
Neighborhood 45 MAIN ST E. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	30,000	73,000	0	103,000		
1ST MORTGAGE 0			2013	30,000	73,000	0	103,000		
2ND MORTGAGE 0			2014	30,000	73,000	0	103,000		
Zone/Land Use 11 Residential			2015	30,000	73,000	0	103,000		
Secondary Zone			2016	30,000	73,000	0	103,000		
Topography 1 Level			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 9 No Water/No Sewer			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 1 Paved			2025	25,000	150,800	25,000	150,800		
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	
			14.Rear Land			%		4.Size/Shape	
Sale Date 1/05/2018			15.Misc			%		5.Access or Rear	
Price 92,900						%		6.Restriction	
Sale Type 2 Land & Buildings						%		7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		Acres	
Financing 9 Unknown			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		33.Orchard	
Validity 1 Arms Length Sale						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other				43	1.00	100	%	0	36.Commercial
3.Distress 6.Exempt 9.			21.Homesite (Frac			%		37.Softwood	
Verified 5 Public Record			22.Vacant Lot (Fr			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			23.Non Conforming			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			Acres			%		40.Wasteland	
3.Lender 6.MLS 9.			24.Excess (5-10)			%		41.Gravel Pit (Ac	
			25.Excess (10+)			%		42.Mobile Home Si	
			26.Excess			%		43.Condo Site	
			27.Rear (1-100)			%		44.Utility ROW	
			28.Rear (101-150)			%		45.Camp Lot	
			29.Rear (151-200)			%		46.Site Improve	
			Total Acreage		0.00				

Waterboro

Map Lot 005-033-018


Account 4578

Location 18 C & K LOOP

Card 1

Of 1

9/23/2024

Building Style	5 Garrison/Colonial			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% 8 Floor/Wall Unit M			3.Not func	6.	9.		
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic 9 None					
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 2 Two 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 Aluminum/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 3 Average 80%				
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) 368				
2.Slate	5.Wood	8.		2.Typical	5.		8.	Condition 6 Good				
3.Metal	6.Other	9.		3.Old Type	6.		9.None	1.Poor	4.Avg	7.V G		
SF Masonry Trim 0				# Rooms 4			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 1986				# Half Baths 0			Funct. % Good 100%					
Year Remodeled 2004				# Addn Fixtures 0			Functional Code 9 None					
Foundation 1 Concrete				# Fireplaces 0			1.Incomp 4.Small 7.Layout					
1.Concrete	4.Wood	7.									2.O-Built 5.CDU 8.Other	
2.C Block	5.Slab	8.	3.Damage 6.Style 9.None									
3.Br/Stone	6.Prs/Post	9.	Econ. % Good 100%									
Basement 4 Full Basement			Economic Code None									
1.1/4 Bmt	4.Full Bmt	7.	0.None 3.Services 7.									
2.1/2 Bmt	5.None	8.	1.Location 4.Traffic 8.									
3.3/4 Bmt	6.	9.None	2.Encroach 9.None 9.									
Bsmt Gar # Cars 0			Entrance Code 0									
Wet Basement 1 Dry Basement			1.Interior 4.Vacant 7.									
1.Dry	4.	7.	2.Refusal 5.Estimate 8.									
2.Damp	5.	8.	3.Informed 6.Office 9.RS									
3.Wet	6.	9.	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	
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

