

LEACH, AURORA Y
LEACH, TIMOTHY W
17 PANORAMIC DRIVE
EAST WATERBORO ME 04030

B18441P264 B18744P688

Previous Owner
HOME INNOVATIONS LLC
57 SMUTTY LANE

SACO ME 04072
Sale Date: 7/22/2021

Previous Owner
COTE ANDRE N
96 PANORAMIC DR

EAST WATERBORO ME 04030
Sale Date: 11/06/2020

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
21.0707 - changed land from vacant to homesite, added 25x25 2st/b, 22x22 2st garage, 12% incomplete -sb
22.0614 - removed incomplete, changed garage to 1.75 st, added hot tub -sb

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																												
Neighborhood 34 DEERING RIDGE RD			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																								
Tree Growth Year 0			2019	38,300	0	0	38,300																																																																																																																																																																																																								
1ST MORTGAGE 0			2020	38,300	0	0	38,300																																																																																																																																																																																																								
2ND MORTGAGE 0			2021	42,100	0	0	42,100																																																																																																																																																																																																								
Zone/Land Use 31 Agricultural/Residential			2022	66,000	195,700	0	261,700																																																																																																																																																																																																								
Secondary Zone			2023	72,600	250,900	0	323,500																																																																																																																																																																																																								
Topography 2 Rolling			2024	81,400	281,700	0	363,100																																																																																																																																																																																																								
			2025	99,500	402,000	0	501,500																																																																																																																																																																																																								
1.Level 4.Below St 7.Steep																																																																																																																																																																																																															
2.Rolling 5.Low 8.Wet																																																																																																																																																																																																															
3.Above St 6.Swampy 9.Lev/Roll																																																																																																																																																																																																															
Utilities 9 No Water/No Sewer																																																																																																																																																																																																															
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2.Water 5.Improve 8.																																																																																																																																																																																																															
3.Sewer 6.Improve 9.None																																																																																																																																																																																																															
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LAND USE 0			<table border="1"> <thead> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr><td>11.Ossipee WF</td><td></td><td></td><td></td><td>%</td><td></td><td>1.Unimproved</td></tr> <tr><td>12.Arrowhead WF</td><td></td><td></td><td></td><td>%</td><td></td><td>2.Excess Ftg /De</td></tr> <tr><td>13.Waterfront</td><td></td><td></td><td></td><td>%</td><td></td><td>3.Topography</td></tr> <tr><td>14.Rear Land</td><td></td><td></td><td></td><td>%</td><td></td><td>4.Size/Shape</td></tr> <tr><td>15.Misc</td><td></td><td></td><td></td><td>%</td><td></td><td>5.Access or Rear</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>6.Restriction</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>7.Open Space</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>8.View/Environ</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>9.Fract Share</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>Acres</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>30.Rear (201+)</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>31.Tillable/Horti</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>32.Pasture</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>33.Orchard</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>34.Frontage</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>35.Triangular Lot</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>36.Commercial</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>37.Softwood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>38.Mixed Wood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>39.Hardwood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>40.Wasteland</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>41.Gravel Pit (Ac</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>42.Mobile Home Si</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>43.Condo Site</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>44.Utility ROW</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>45.Camp Lot</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>46.Site Improve</td></tr> </tbody> </table>					Front Foot	Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code	11.Ossipee WF				%		1.Unimproved	12.Arrowhead WF				%		2.Excess Ftg /De	13.Waterfront				%		3.Topography	14.Rear Land				%		4.Size/Shape	15.Misc				%		5.Access or Rear					%		6.Restriction					%		7.Open Space					%		8.View/Environ					%		9.Fract Share					%		Acres					%		30.Rear (201+)					%		31.Tillable/Horti					%		32.Pasture					%		33.Orchard					%		34.Frontage					%		35.Triangular Lot					%		36.Commercial					%		37.Softwood					%		38.Mixed Wood					%		39.Hardwood					%		40.Wasteland					%		41.Gravel Pit (Ac					%		42.Mobile Home Si					%		43.Condo Site					%		44.Utility ROW					%		45.Camp Lot					%		46.Site Improve
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Sale Data			Front Foot		Square Foot		Acres/Sites																																																																																																																																																																																																								
			Sale Date 7/22/2021		Square Feet																																																																																																																																																																																																										
Price 317,000			11.Ossipee WF		16.Regular Lot		Total Acreage 0.99																																																																																																																																																																																																								
Sale Type 2 Land & Buildings			12.Arrowhead WF		17.Secondary Lot																																																																																																																																																																																																										
1.Land 4.Mobile 7.			13.Waterfront		18.Excess Land																																																																																																																																																																																																										
2.L & B 5.Other 8.			14.Rear Land		19.Condominium																																																																																																																																																																																																										
3.Building 6. 9.			15.Misc		20.Pavement																																																																																																																																																																																																										
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1.Convent 4.Seller 7.			17.Secondary Lot		22.Vacant Lot (Fr																																																																																																																																																																																																										
2.FHA/VA 5.Private 8.			18.Excess Land		23.Non Conforming																																																																																																																																																																																																										
3.Assumed 6.Cash 9.Unknown			19.Condominium		Acres																																																																																																																																																																																																										
Validity 1 Arms Length Sale			20.Pavement		24.Excess (5-10)																																																																																																																																																																																																										
1.Valid 4.Split 7.Renovate			21.Homesite (Frac		25.Excess (10+)																																																																																																																																																																																																										
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr		26.Excess																																																																																																																																																																																																										
3.Distress 6.Exempt 9.			23.Non Conforming		27.Rear (1-100)																																																																																																																																																																																																										
Verified 5 Public Record			24.Excess (5-10)		28.Rear (101-150)																																																																																																																																																																																																										
1.Buyer 4.Agent 7.Family			25.Excess (10+)		29.Rear (151-200)																																																																																																																																																																																																										
2.Seller 5.Pub Rec 8.Other			26.Excess																																																																																																																																																																																																												
3.Lender 6.MLS 9.			27.Rear (1-100)																																																																																																																																																																																																												
			28.Rear (101-150)																																																																																																																																																																																																												
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Waterboro

Map Lot 011-042-014E


Account 5185

Location 17 PANORAMIC DRIVE

Card 1

Of 1

9/23/2024

Building Style	1 Conventional			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 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.Refrigt	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 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) 625				
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 0				2.Fair 5.Avg+ 8.Exc			
OPEN-3- 0				# Bedrooms 0				3.Avg- 6.Good 9.Same			
OPEN-4- 0				# Full Baths 2				Phys. % Good 0%			
Year Built 2021				# 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.						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 0								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							
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	
49 1.75 Fr Gar w/fin	0	484	0 0	0	0	% 0	%	1.One Story Fram
69 Hot tub #	0	1	0 0	0	0	% 0	%	2.Two Story Fram
90 BSMT ENTRY	0	24	0 0	0	0	% 0	%	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