

WILSON, EDWIN S IV
WILSON, ERIN A
5 LEONA DRIVE
EAST WATERBORO ME 04030

B18114P913 B18995P380

Previous Owner
GROVER, ERIN A
5 LEONA DR

EAST WATERBORO ME 04030
Sale Date: 4/05/2022

Previous Owner
FOMEZ DEVELOPMENT, LLC
P.O. BOX 100

WATERBORO ME 04087
Sale Date: 11/27/2019

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
19.0108 - split from 011-045 (Woody Knoll subdivision) -sb
19.0221 - added street number - tb
19.0402 - per return address on check for FOMEZ Development - changed the mailing address to PO Box 100 04087 - tb
19.1126 - added 30x48 house, 24x24 attached garage, 8x12 open porch, 10x10 deck -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 44 TOWNHOUSE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2020	42,400	0	0	42,400		
1ST MORTGAGE 0			2021	66,400	196,400	0	262,800		
2ND MORTGAGE 0			2022	72,400	216,100	25,000	263,500		
Zone/Land Use 31 Agricultural/Residential			2023	79,600	239,700	25,000	294,300		
Secondary Zone			2024	89,300	269,100	25,000	333,400		
Topography 1 Level			2025	109,200	359,100	25,000	443,300		
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									
1.Public 4.Improve 7.Improve									
2.Water 5.Improve 8.									
3.Sewer 6.Improve 9.None									
Street 1 Paved									
1.Paved 4.Proposed 7.ROW									
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN									
LAND USE 0			Land Data						
BUILDING USE 0			Front Foot	Type	Effective		Influence		Influence Codes
					Frontage	Depth	Factor	Code	
Sale Data			11.Ossipee WF				%		1.Unimproved
Sale Date 4/05/2022			12.Arrowhead WF				%		2.Excess Ftg /De
Price			13.Waterfront				%		3.Topography
Sale Type 2 Land & Buildings			14.Rear Land				%		4.Size/Shape
1.Land 4.Mobile 7.			15.Misc				%		5.Access or Rear
2.L & B 5.Other 8.							%		6.Restriction
3.Building 6. 9.							%		7.Open Space
Financing 9 Unknown			Square Foot	Square Feet					8.View/Environ
1.Convent 4.Seller 7.			16.Regular Lot				%		9.Fract Share
2.FHA/VA 5.Private 8.			17.Secondary Lot				%		Acres
3.Assumed 6.Cash 9.Unknown			18.Excess Land				%		30.Rear (201+)
Validity 2 Related Parties			19.Condominium				%		31.Tillable/Horti
1.Valid 4.Split 7.Renovate			20.Pavement				%		32.Pasture
2.Related 5.Partial 8.Other							%		33.Orchard
3.Distress 6.Exempt 9.							%		34.Frontage
Verified 5 Public Record			Fract. Acre	Acreege/Sites					35.Triangular Lot
1.Buyer 4.Agent 7.Family			21.Homesite (Frac	21	2.00	100	%	0	36.Commercial
2.Seller 5.Pub Rec 8.Other			22.Vacant Lot (Fr	24	0.80	100	%	0	37.Softwood
3.Lender 6.MLS 9.			23.Non Conforming				%		38.Mixed Wood
			Acres				%		39.Hardwood
			24.Excess (5-10)				%		40.Wasteland
			25.Excess (10+)				%		41.Gravel Pit (Ac
			26.Excess				%		42.Mobile Home Si
			27.Rear (1-100)				%		43.Condo Site
			28.Rear (101-150)				%		44.Utility ROW
			29.Rear (151-200)				%		45.Camp Lot
			Total Acreage		2.80				46.Site Improve

Waterboro

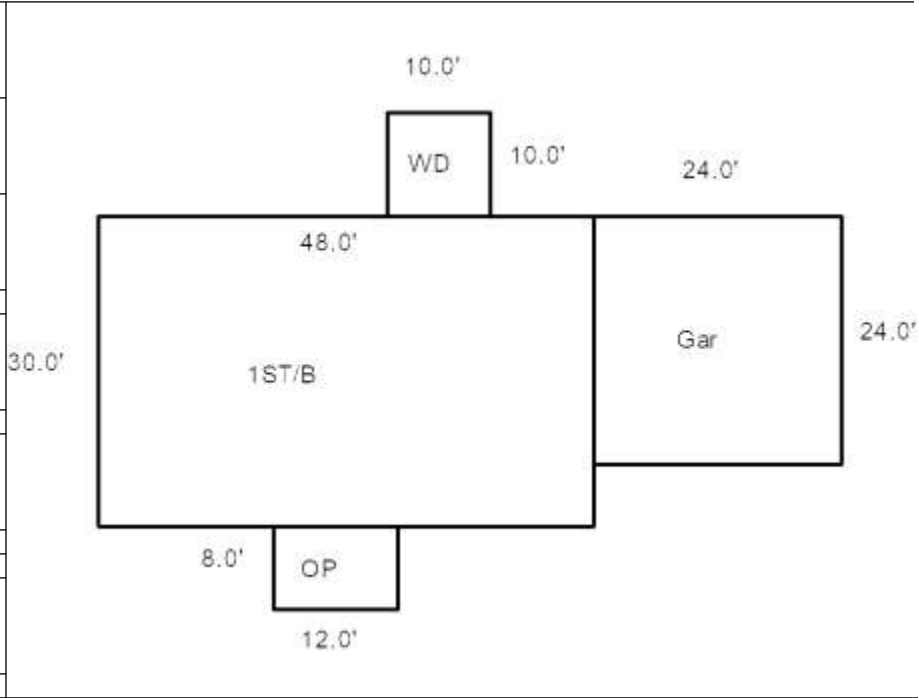
Map Lot 011-045-002

Account 5208

Location 5 LEONA DRIVE

Card 1 Of 1 9/23/2024

Building Style 2 Ranch 1.Conv 5.Garr/Col 9.Other 2.Ranch 6.Split 10.Mohome 3.R Ranch 7.Contemp/ 11.Condo 4.Cape 8.Log 12. Dwelling Units 1 Other Units 0 Stories 1 One Story 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9. Exterior Walls 8 Aluminum/Vinyl 0.Wood 4.Asb/Asph 8.Alum/Vin 1.Wood 5.T-111 9.Other 2.Wd Sh 6.Br/St 11. 3.Compos. 7.Nov 12. Roof Surface 1 Asphalt Shingles 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9. SF Masonry Trim 0 OPEN-3- 0 OPEN-4- 0 Year Built 2019 Year Remodeled 0 Foundation 1 Concrete 1.Concrete 4.Wood 7. 2.C Block 5.Slab 8. 3.Br/Stone 6.Prs/Post 9. Basement 4 Full 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 1 Dry Basement 1.Dry 4. 7. 2.Damp 5. 8. 3.Wet 6. 9.	SF Bsmt Living 0 Fin Bsmt Grade 0 0 OPEN 5 OPTIONAL 0 Heat Type 100% 1 Hot Water BB 1.HWBB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.HWRAD 7.Electric 11. 4.Steam 8.F/WallM 12. Cool Type 0% 9 None 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style 1 Modern 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style 1 Modern Bath(s) 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms 4 # Bedrooms 3 # Full Baths 2 # Half Baths 0 # Addn Fixtures 0 # Fireplaces 0	Layout 1 Typical 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. Attic 9 None 1.1/4 Fin 4.Full Fin 7.1/4 Unfi 2.1/2 Fin 5.FI/Stair 8. 3.3/4 Fin 6.1/2 Unfi 9.None Insulation 1 Full 1.Full 4.Minimal 7. 2.Heavy 5.Unk 8. 3.Capped 6. 9.None Unfinished % 0% Grade & Factor 4 Good 100% 1.E Grade 4.B Grade 7.AAA Grad 2.D Grade 5.A Grade 8. 3.C Grade 6.AA Grade 9.Same SQFT (Footprint) 1440 Condition 8 Excellent 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good 0% Funct. % Good 100% Functional Code 9 None 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	
23 Frame Garage	2019	576	0 0	0	0	0	%	1.One Story Fram
21 Open Frame	2019	96	0 0	0	0	0	%	2.Two Story Fram
68 Wood Deck	2019	100	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