

GALLUZE, ANTHONY L  
 BURNS, FALICHA M  
 8 LEONA DRIVE  
 EAST WATERBORO ME 04030

B18051P604  
 Previous Owner  
 FOMEZ DEVELOPMENT, LLC  
 P. O. BOX 100

WATERBORO ME 04087  
 Sale Date: 9/19/2019

Inspection Witnessed By:

X	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  
 20.0610 - changed land from vacant to homesite, added 30x48 1ST/B, 24x24 attached garage, 6x20 OP, 10x10 deck - sb

**Waterboro**

Property Data			Assessment Record						
Neighborhood <b>44 TOWNHOUSE RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2020	45,600	0	0	45,600		
1ST MORTGAGE <b>0</b>			2021	69,900	197,300	0	267,200		
2ND MORTGAGE <b>0</b>			2022	76,300	217,000	25,000	268,300		
Zone/Land Use <b>31 Agricultural/Residential</b>			2023	83,900	240,700	25,000	299,600		
Secondary Zone			2024	94,100	270,300	25,000	339,400		
Topography <b>1 Level</b>			2025	115,000	360,200	25,000	450,200		
1.Level	4.Below St	7.Steep							
2.Rolling	5.Low	8.Wet							
3.Above St	6.Swampy	9.Lev/Roll							
Utilities <b>9 No Water/No Sewer</b>									
1.Public	4.Improve	7.Improve							
2.Water	5.Improve	8.							
3.Sewer	6.Improve	9.None							
Street <b>1 Paved</b>									
1.Paved	4.Proposed	7.ROW							
2.Semi Imp	5.Pvt	8.None							
3.Gravel	6.Aband	9.TG PLAN							
LAND USE <b>0</b>									
BUILDING USE <b>0</b>									
Sale Data			<b>Land Data</b>						
Sale Date <b>9/19/2019</b>			Front Foot	Type	Effective		Influence		Influence Codes
Price <b>294,400</b>					Frontage	Depth	Factor	Code	
Sale Type <b>2 Land &amp; Buildings</b>			11.Ossipee WF			%		1.Unimproved	
1.Land			12.Arrowhead WF			%		2.Excess Ftg /De	
4.Mobile			13.Waterfront			%		3.Topography	
7.Renovate			14.Rear Land			%		4.Size/Shape	
2.L & B			15.Misc			%		5.Access or Rear	
5.Other						%		6.Restriction	
8.						%		7.Open Space	
9.						%		8.View/Environ	
Financing <b>9 Unknown</b>			Square Foot	Square Feet				9.Fract Share	
1.Convent			16.Regular Lot			%		Acres	
4.Seller			17.Secondary Lot			%		30.Rear (201+)	
7.Private			18.Excess Land			%		31.Tillable/Horti	
8.Cash			19.Condominium			%		32.Pasture	
9.Unknown			20.Pavement			%		33.Orchard	
Validity <b>1 Arms Length Sale</b>						%		34.Frontage	
1.Valid			Fract. Acre	Acreage/Sites				35.Triangular Lot	
4.Split			21.Homesite (Frac	21	2.00	100	%	0	
7.Renovate			22.Vacant Lot (Fr	24	3.12	100	%	0	
2.Related			23.Non Conforming			%		37.Softwood	
5.Partial			Acres			%		38.Mixed Wood	
8.Other			24.Excess ( 5-10)			%		39.Hardwood	
9.			25.Excess (10+)			%		40.Wasteland	
Verified <b>5 Public Record</b>			26.Excess			%		41.Gravel Pit (Ac	
1.Buyer			27.Rear (1-100)			%		42.Mobile Home Si	
4.Agent			28.Rear (101-150)			%		43.Condo Site	
7.Family			29.Rear (151-200)			%		44.Utility ROW	
2.Seller				<b>Total Acreage</b> 5.12				45.Camp Lot	
5.Pub Rec								46.Site Improve	
8.Other									
9.									
3.Lender									
6.MLS									


**Waterboro**

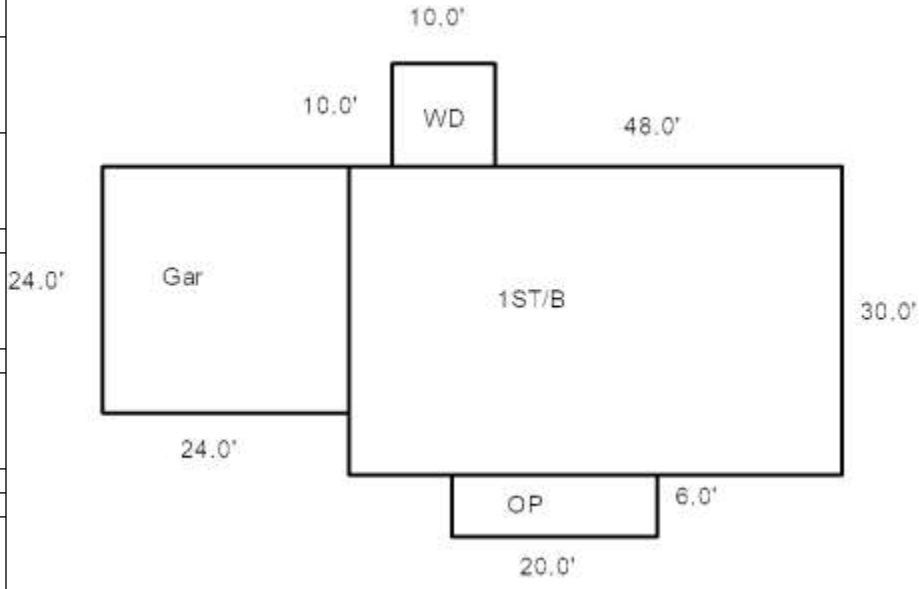
Map Lot 011-045-003

Account 5209

Location 8 LEONA DRIVE

Card 1 Of 1 9/23/2024

Building Style <b>2 Ranch</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% 1 Hot Water BB</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>1 One 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>4 Good 100%</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. 9.None	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>1440</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>8 Excellent</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	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>3</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2019</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</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.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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>0</b>	
	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	
21 Open Frame	0	120	0 0	0	0 %	0 %		1.One Story Fram
23 Frame Garage	0	576	0 0	0	0 %	0 %		2.Two Story Fram
68 Wood Deck	0	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