

JAVA GIRL LLC
1 BERUBE CIRCLE
BIDDEFORD ME 04005

B7502P93 B17918P98 B19216P264

Previous Owner
LITALIEN, JASON G
LITALIEN, VICTORIA E
8 SAPPHIRE DRIVE
BIDDEFORD ME 04005
Sale Date: 3/31/2023

Previous Owner
LITALIEN ROXANNE M
24 GALI LN

E WATERBORO ME 04030
Sale Date: 11/18/2020

Previous Owner
LITALIEN GUY C & ROXANNE M
8 SAPPHIRE DRIVE

BIDDEFORD ME 04005
Sale Date: 3/26/2019

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

20.0429 - Roxanne Litalien has life estate, then to Jason Litalien -sb
20.0715 - combined 032-062B (.20 acres) with this lot -sb
21.0504 - Roxanne Litalien deceased 11/18/20, homestead removed, property conveyed to Jason and Victoria Litalien -sb

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																																																															
Neighborhood	41 SOKOKIS TRAIL RT5 M		Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																																																											
Tree Growth Year	0		2012	103,700	152,400	0	256,100																																																																																																																																																																																																																																											
1ST MORTGAGE	0		2013	103,700	152,400	0	256,100																																																																																																																																																																																																																																											
2ND MORTGAGE	0		2014	103,700	152,400	0	256,100																																																																																																																																																																																																																																											
Zone/Land Use	48 Shoreland		2015	103,700	152,400	0	256,100																																																																																																																																																																																																																																											
Secondary Zone	31		2016	98,500	150,800	0	249,300																																																																																																																																																																																																																																											
Topography	8 Wet Area		2017	98,500	150,800	0	249,300																																																																																																																																																																																																																																											
1.Level	4.Below St	7.Steep	2018	98,500	150,800	0	249,300																																																																																																																																																																																																																																											
2.Rolling	5.Low	8.Wet	2019	98,500	150,800	0	249,300																																																																																																																																																																																																																																											
3.Above St	6.Swampy	9.Lev/Roll	2020	98,500	151,900	0	250,400																																																																																																																																																																																																																																											
Utilities	9 No Water/No Sewer		2021	155,300	151,900	24,500	282,700																																																																																																																																																																																																																																											
1.Public	4.Improve	7.Improve	2022	169,500	167,000	0	336,500																																																																																																																																																																																																																																											
2.Water	5.Improve	8.	2023	186,400	185,300	0	371,700																																																																																																																																																																																																																																											
3.Sewer	6.Improve	9.None	2024	209,000	208,000	0	417,000																																																																																																																																																																																																																																											
Street	3 Gravel		2025	218,500	292,700	0	511,200																																																																																																																																																																																																																																											
1.Paved	4.Proposed	7.ROW	Land Data <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>11</td> <td>075</td> <td>085</td> <td>100</td> <td>%</td> <td>0</td> <td>1.Unimproved</td> </tr> <tr> <td>12.Arrowhead WF</td> <td></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></td> <td>3.Topography</td> </tr> <tr> <td>14.Rear Land</td> <td></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></td> <td>5.Access or Rear</td> </tr> <tr> <td></td> <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></td> <td>7.Open Space</td> </tr> <tr> <td></td> <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></td> <td>9.Fract Share</td> </tr> <tr> <td></td> <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></td> <td>30.Rear (201+)</td> </tr> <tr> <td></td> <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></td> <td>32.Pasture</td> </tr> <tr> <td></td> <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></td> <td>34.Frontage</td> </tr> <tr> <td></td> <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></td> <td>36.Commercial</td> </tr> <tr> <td></td> <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></td> <td>38.Mixed Wood</td> </tr> <tr> <td></td> <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></td> <td>40.Wasteland</td> </tr> <tr> <td></td> <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></td> <td>42.Mobile Home Si</td> </tr> <tr> <td></td> <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></td> <td>44.Utility ROW</td> </tr> <tr> <td></td> <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></td> <td>46.Site Improve</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Front Foot	Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code	11.Ossipee WF	11	075	085	100	%	0	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 Type	2 Land & Buildings																																																																																																																																																																																																																																																	
1.Land	4.Mobile	7.																																																																																																																																																																																																																																																
2.L & B	5.Other	8.																																																																																																																																																																																																																																																
3.Building	6.	9.																																																																																																																																																																																																																																																
Financing	9 Unknown																																																																																																																																																																																																																																																	
1.Convent	4.Seller	7.																																																																																																																																																																																																																																																
2.FHA/VA	5.Private	8.																																																																																																																																																																																																																																																
3.Assumed	6.Cash	9.Unknown																																																																																																																																																																																																																																																
Validity	2 Related Parties																																																																																																																																																																																																																																																	
1.Valid	4.Split	7.Renovate																																																																																																																																																																																																																																																
2.Related	5.Partial	8.Other																																																																																																																																																																																																																																																
3.Distress	6.Exempt	9.																																																																																																																																																																																																																																																
Verified	5 Public Record																																																																																																																																																																																																																																																	
1.Buyer	4.Agent	7.Family																																																																																																																																																																																																																																																
2.Seller	5.Pub Rec	8.Other																																																																																																																																																																																																																																																
3.Lender	6.MLS	9.																																																																																																																																																																																																																																																


Waterboro

Map Lot 032-061

Account 2150

Location 24 GALLI LANE

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 5 One & 3/4 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 Alumunum/Vinyl			3.H Pump	6.	9.None		3.Capped			6.	9.None								
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style 1 Modern			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) 380											
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition 5 Above Average											
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G									
SF Masonry Trim 0			# Rooms 5			2.Fair					5.Avg+	8.Exc							
OPEN-3- 0			# Bedrooms 3			3.Avg-					6.Good	9.Same							
OPEN-4- 0			# Full Baths 1			Phys. % Good 0%													
Year Built 1996			# Half Baths 1			Funct. % Good 100%													
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None													
Foundation 1 Concrete			# Fireplaces 1			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%			Economic Code None					
Basement 4 Full Basement			0.None								3.Services			7.					
1.1/4 Bmt	4.Full Bmt	7.									1.Location			4.Traffic			8.		
2.1/2 Bmt	5.None	8.									2.Encroach			9.None			9.		
3.3/4 Bmt	6.	9.None									Entrance Code 0			1.Interior				4.Vacant	7.
Bsmt Gar # Cars 0			2.Refusal								5.Estimate			8.					
Wet Basement 1 Dry Basement			3.Informed								6.Office			9.RS					
1.Dry	4.	7.									Information Code 0			1.Owner				4.Agent	7.
2.Damp	5.	8.		2.Relative			5.Estimate			8.									
3.Wet	6.	9.		3.Tenant			6.Other			9.SNY									

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	132	0 0	0	0	% 0	%	1.One Story Fram
68 Wood Deck	0	72	0 0	0	0	% 0	%	2.Two Story Fram
58 Gazebo/Screen	0	1	0 0	0	0	% 0	%	3.Three Story Fr
2 Two Story Frame	0	220	0 0	0	0	% 0	%	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

