

EMMONS DANIELLE J  
24 ROSEMONT AVE  
NORTH WATERBORO ME 04061

B4793P91 B17529P121 B17738P88

Previous Owner  
MATTHEW TAYLOR PROPERTIES, LLC  
ATTN: DANIELLE J EMMONS  
24 ROSEMONT AVE  
N WATERBORO ME 04061  
Sale Date: 6/21/2018

Previous Owner  
LUMB WILLIAM B  
ATTN: MATTHEW TAYLOR PROPERTIES LLC  
828 LIMERICK RD  
ARUNDEL ME 04046  
Sale Date: 8/02/2017

Previous Owner  
MCCLURE STEPHEN M  
705 VILLAWOOD LANE

COPPELL TX 75019  
Sale Date: 12/12/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
19.0717 - removed incomplete -sb

Waterboro

Property Data			Assessment Record								
Neighborhood <b>2 LAC EAST</b>			Year	Land	Buildings	Exempt	Total				
Tree Growth Year <b>0</b>			2012	15,000	0	0	15,000				
1ST MORTGAGE <b>0</b>			2013	15,000	0	0	15,000				
2ND MORTGAGE <b>0</b>			2014	15,000	0	0	15,000				
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	15,000	0	0	15,000				
Secondary Zone			2016	7,500	0	0	7,500				
Topography <b>4 Below Street</b>			2017	7,500	0	0	7,500				
1.Level 4.Below St 7.Steep			2018	7,500	0	0	7,500				
2.Rolling 5.Low 8.Wet			2019	15,000	125,400	0	140,400				
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	157,700	0	172,700				
Utilities <b>9 No Water/No Sewer</b>			2021	16,500	157,700	0	174,200				
1.Public 4.Improve 7.Improve			2022	18,000	173,500	0	191,500				
2.Water 5.Improve 8.			2023	19,800	192,400	0	212,200				
3.Sewer 6.Improve 9.None			2024	22,200	216,100	0	238,300				
Street <b>3 Gravel</b>			2025	30,000	291,100	0	321,100				
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>								
2.Semi Imp 5.Pvt 8.None											
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>		
LAND USE <b>0</b>			11.Ossipee WF		Frontage	Depth	Factor	Code			
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved		
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De		
Sale Date <b>6/21/2018</b>			14.Rear Land				%		3.Topography		
Price <b>209,900</b>			15.Misc				%		4.Size/Shape		
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear		
1.Land 4.Mobile 7.							%		6.Restriction		
2.L & B 5.Other 8.			<b>Square Foot</b>				%		7.Open Space		
3.Building 6. 9.			16.Regular Lot	16		1	100	%	0	8.View/Environ	
Financing <b>9 Unknown</b>			17.Secondary Lot				%			9.Fract Share	
1.Convent 4.Seller 7.			18.Excess Land				%			<b>Acres</b>	
2.FHA/VA 5.Private 8.			19.Condominium				%			30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			20.Pavement				%			31.Tillable/Horti	
Validity <b>1 Arms Length Sale</b>							%			32.Pasture	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>				%			33.Orchard	
2.Related 5.Partial 8.Other			21.Homesite (Frac				%			34.Frontage	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%			35.Triangular Lot	
Verified <b>5 Public Record</b>			23.Non Conforming				%			36.Commercial	
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%			37.Softwood	
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)				%			38.Mixed Wood	
3.Lender 6.MLS 9.			25.Excess (10+)				%			39.Hardwood	
			26.Excess				%			40.Wasteland	
			27.Rear (1-100)				%			41.Gravel Pit (Ac	
			28.Rear (101-150)				%			42.Mobile Home Si	
			29.Rear (151-200)				%			43.Condo Site	
			<b>Total Acreage 0.00</b>								44.Utility ROW
											45.Camp Lot
											46.Site Improve

**Waterboro**

Map Lot 042-00A-112

Account 2507

Location 24 ROSEMONT AVE

Card 1 Of 1 9/23/2024

Building Style <b>6 Split Level</b>	SF Bsmt Living <b>450</b>	Layout <b>1 Typical</b>
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade <b>2 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 Alumunum/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>1232</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>7 Very Good</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>0</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3- <b>0</b>	# Bedrooms <b>0</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>2018</b>	# Half Baths <b>1</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>2</b>		Entrance Code <b>9 Rob Sutherland</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>9 See Next Year</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
					%	%	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

