

COX, MATTHEW S
COX, KATHLEEN
9 ESQUIRE CIR
NORTH WATERBORO ME 04061

B11646P2 B15735P876 B16866P494 B17977P468 B17988P499

Previous Owner
BAILEY AMANDA L
9 ESQUIRE CIRCLE

NORTH WATERBORO ME 04061
Sale Date: 6/28/2019

Previous Owner
CUSTEAU RANDY L
C/O AMANDA BAILEY
9 ESQUIRE CIRCLE
NORTH WATERBORO ME 04061
Sale Date: 8/05/2014

Previous Owner
DAYTON JASON B
5 JOHNNIE CAKE LANE

NEWTOWN CT 06470
Sale Date: 10/06/2009

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	32,500	125,200	0	157,700		
1ST MORTGAGE 0			2013	32,500	125,200	0	157,700		
2ND MORTGAGE 0			2014	32,500	125,200	0	157,700		
Zone/Land Use 47 Lake Arrowhead			2015	32,500	125,200	0	157,700		
Secondary Zone			2016	16,300	125,200	0	141,500		
Topography 2 Rolling			2017	16,300	125,200	0	141,500		
1.Level 4.Below St 7.Steep			2018	16,300	125,200	0	141,500		
2.Rolling 5.Low 8.Wet			2019	16,300	125,200	0	141,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	16,300	125,700	0	142,000		
Utilities 9 No Water/No Sewer			2021	17,900	125,700	0	143,600		
1.Public 4.Improve 7.Improve			2022	19,500	138,200	0	157,700		
2.Water 5.Improve 8.			2023	21,500	153,300	0	174,800		
3.Sewer 6.Improve 9.None			2024	24,100	172,200	0	196,300		
Street 3 Gravel			2025	50,000	237,400	25,000	262,400		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date 6/28/2019			15.Misc			%		5.Access or Rear	
Price 183,000						%		6.Restriction	
Sale Type 2 Land & Buildings						%		7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.			16.Regular Lot	16	1	100	%	0	
3.Building 6. 9.			17.Secondary Lot	17	1	100	%	0	
Financing 9 Unknown			18.Excess Land			%		9.Fract Share	
1.Convent 4.Seller 7.			19.Condominium			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			20.Pavement			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown						%		32.Pasture	
Validity 1 Arms Length Sale						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				34.Frontage	
2.Related 5.Partial 8.Other			21.Homesite (Frac			%		35.Triangular Lot	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		36.Commercial	
Verified 5 Public Record			23.Non Conforming			%		37.Softwood	
1.Buyer 4.Agent 7.Family			Acres			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		39.Hardwood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		40.Wasteland	
			26.Excess			%		41.Gravel Pit (Ac	
			27.Rear (1-100)			%		42.Mobile Home Si	
			28.Rear (101-150)			%		43.Condo Site	
			29.Rear (151-200)			%		44.Utility ROW	
			Total Acreage		0.00			45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 042-00A-177

Account 2565

Location 9 ESQUIRE CIRCLE

Card 1 Of 1 9/23/2024

Building Style	3 Raised Ranch			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	1 One 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.			2.Heavy	5.Unk 8.		
Exterior Walls	8 Aluminum/Vinyl			3.H Pump	6.			3.Capped	6.		
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	3 Average 120%		
2.Wd Sh	6.Br/St	11.		2.Typical	5.			1.E Grade	4.B Grade	7.AAA Grad	
3.Compos.	7.Nov	12.		3.Old Type	6.			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)	1064		
2.Slate	5.Wood	8.		2.Typical	5.			Condition	6 Good		
3.Metal	6.Other	9.		3.Old Type	6.			1.Poor	4.Avg	7.V G	
SF Masonry Trim	0			# Rooms	5			2.Fair	5.Avg+ 8.Exc		
OPEN-3-	0			# Bedrooms	2			3.Avg-	6.Good 9.Same		
OPEN-4-	0			# Full Baths	1			Phys. % Good	0%		
Year Built	1989			# 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	1							Entrance Code	0		
Wet Basement	1 Dry Basement							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		
								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	
68 Wood Deck	0	96	0 0	0	0	0	0	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

