

GRAHAM MELISSA ANN  
88 MAYFAIR WAY  
N WATERBORO ME 04061

B11595P175

Previous Owner  
LUMAS INC  
25 PEARL; STREET

PORTLAND ME 04101  
Sale Date: 12/22/2004

Previous Owner  
PIONEER CAPITAL CORP  
PO BOX 4787

PORTLAND ME 04112  
Sale Date: 8/26/2004

Previous Owner  
ABODE CUSTOM HOMES  
P O BOX 312

GORHAM ME 04037  
Sale Date: 6/21/2004

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
19.0710 - added 12x16 storage shed -sb

Waterboro

Property Data			Assessment Record							
Neighborhood <b>2 LAC EAST</b>			Year	Land	Buildings	Exempt	Total			
Tree Growth Year <b>0</b>			2012	42,000	128,900	0	170,900			
1ST MORTGAGE <b>0</b>			2013	42,000	128,900	0	170,900			
2ND MORTGAGE <b>0</b>			2014	42,000	128,900	0	170,900			
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	42,000	128,900	0	170,900			
Secondary Zone			2016	21,000	128,900	0	149,900			
Topography <b>2 Rolling</b>			2017	21,000	128,900	0	149,900			
1.Level 4.Below St 7.Steep			2018	21,000	128,900	0	149,900			
2.Rolling 5.Low 8.Wet			2019	21,000	128,900	0	149,900			
3.Above St 6.Swampy 9.Lev/Roll			2020	21,000	131,900	0	152,900			
Utilities <b>9 No Water/No Sewer</b>			2021	23,100	131,900	0	155,000			
1.Public 4.Improve 7.Improve			2022	25,200	145,100	0	170,300			
2.Water 5.Improve 8.			2023	27,700	160,900	0	188,600			
3.Sewer 6.Improve 9.None			2024	31,100	182,400	0	213,500			
Street <b>3 Gravel</b>			2025	46,000	248,900	0	294,900			
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		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>		
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved	
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De	
Sale Date <b>12/22/2004</b>			14.Rear Land				%		3.Topography	
Price <b>159,000</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>	<b>Square Feet</b>			%		7.Open Space	
3.Building 6. 9.			16.Regular Lot	16	1	100	%	0	8.View/Environ	
Financing <b>1 Conventional</b>			17.Secondary Lot	17	1	80	%	3	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>	<b>Acreege/Sites</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-266

Account 2641

Location 88 MAYFAIR WAY

Card 1 Of 1 9/23/2024

Building Style	<b>2 Ranch</b>	SF Bsmt Living	0	Layout	<b>1 Typical</b>
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL		0
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100%</b>	<b>1 Hot Water BB</b>
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units		<b>1</b>	2.HWCI	6.GravWA	10.
Other Units		<b>0</b>	3.HWRAD	7.Electric	11.
Stories		<b>1 One Story</b>	4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	<b>0%</b>	<b>9 None</b>
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls		<b>8 Aluminum/Vinyl</b>	3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style		<b>2 Typical</b>
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface		<b>1 Asphalt Shingles</b>	Bath(s) Style		<b>2 Typical Bath(s)</b>
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim		<b>0</b>	# Rooms	<b>5</b>	
OPEN-3-		<b>0</b>	# Bedrooms	<b>3</b>	
OPEN-4-		<b>0</b>	# Full Baths	<b>1</b>	
Year Built		<b>2003</b>	# Half Baths	<b>0</b>	
Year Remodeled		<b>0</b>	# Addn Fixtures	<b>0</b>	
Foundation		<b>1 Concrete</b>	# Fireplaces	<b>0</b>	
1.Concrete	4.Wood	7.			
2.C Block	5.Slab	8.			
3.Br/Stone	6.Prs/Post	9.			
Basement		<b>4 Full Basement</b>			
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		<b>0</b>			
Wet Basement		<b>1 Dry Basement</b>			
1.Dry	4.	7.			
2.Damp	5.	8.			
3.Wet	6.	9.			
Date Inspected			1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.SNY		

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	120	0 0	0	0	0 %	0 %	1.One Story Fram
111 CONC. SLAB	0	468	0 0	0	0	0 %	0 %	2.Two Story Fram
24 Frame Shed	2018	192	4 100	7	0	100 %	100 %	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

