

JACKSON, MATTHEW D  
JACKSON, EMILY K  
85 SUNSET CIRCLE  
NORTH WATERBORO ME 04061

B11878P227 B16598P952 B16672P190 B17835P752

Previous Owner  
ERNEST JOSHUA M  
85 SUNSET CIR

N WATERBORO ME 04061  
Sale Date: 6/08/2022

Previous Owner  
VIEU, DONALD E & CHARLENE D  
ATTN: JOSHUA ERNEST  
85 SUNSET CIRCLE  
NORTH WATERBORO ME 04061  
Sale Date: 10/31/2018

Previous Owner  
BEAULIEU DANIEL E & JUSTINA J  
C/O DONALD E. VIEU\*  
85 SUNSET CIRCLE  
NORTH WATERBORO ME 04061  
Sale Date: 8/13/2013

Inspection Witnessed By:

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

Notes:  
23.0124 - added abv ground pool - vv

Waterboro

Property Data			Assessment Record						
Neighborhood <b>1 LAC WEST</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	30,000	142,700	0	172,700		
1ST MORTGAGE <b>0</b>			2013	30,000	142,700	0	172,700		
2ND MORTGAGE <b>0</b>			2014	30,000	142,700	0	172,700		
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	30,000	142,700	0	172,700		
Secondary Zone			2016	15,000	142,700	21,000	136,700		
Topography <b>2 Rolling</b>			2017	15,000	142,700	21,000	136,700		
1.Level 4.Below St 7.Steep			2018	15,000	142,700	26,000	131,700		
2.Rolling 5.Low 8.Wet			2019	15,000	142,700	26,000	131,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	142,700	0	157,700		
Utilities <b>9 No Water/No Sewer</b>			2021	16,500	142,700	0	159,200		
1.Public 4.Improve 7.Improve			2022	18,000	156,900	0	174,900		
2.Water 5.Improve 8.			2023	19,800	174,100	0	193,900		
3.Sewer 6.Improve 9.None			2024	22,200	219,500	0	241,700		
Street <b>3 Gravel</b>			2025	30,000	288,400	0	318,400		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF					1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF					2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront					3.Topography	
			14.Rear Land					4.Size/Shape	
Sale Date <b>6/08/2022</b>			15.Misc					5.Access or Rear	
Price <b>340,000</b>								6.Restriction	
Sale Type <b>2 Land &amp; Buildings</b>								7.Open Space	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.View/Environ	
2.L & B 5.Other 8.								16.Regular Lot	16
3.Building 6. 9.			17.Secondary Lot					<b>Acres</b>	
Financing <b>9 Unknown</b>			18.Excess Land					30.Rear (201+)	
1.Convent 4.Seller 7.			19.Condominium					31.Tillable/Horti	
2.FHA/VA 5.Private 8.			20.Pavement					32.Pasture	
3.Assumed 6.Cash 9.Unknown								33.Orchard	
Validity <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>	<b>Acres/Sites</b>				34.Frontage	
1.Valid 4.Split 7.Renovate								21.Homesite (Frac	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr					36.Commercial	
3.Distress 6.Exempt 9.			23.Non Conforming					37.Softwood	
Verified <b>5 Public Record</b>			<b>Acres</b>					38.Mixed Wood	
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)					39.Hardwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)					40.Wasteland	
3.Lender 6.MLS 9.			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	
			<b>Total Acreage 0.00</b>					45.Camp Lot	
								46.Site Improve	


## Waterboro

Map Lot 043-843

Account 2857

Location 85 SUNSET CIRCLE

Card 1 Of 1 9/23/2024

Building Style	<b>4 Cape Cod</b>	SF Bsmt Living	0	Layout	<b>1 Typical</b>						
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	<b>100%</b> 1 Hot Water BB	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>4 One &amp; 1/2 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%</b> 9 None	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>3 Average 110%</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>864</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>6</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>1</b>	Phys. % Good <b>0%</b>							
Year Built <b>2004</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.C Block	5.Slab 8.							2.O-Built	5.CDU	8.Other	
3.Br/Stone	6.Prs/Post 9.							3.Damage	6.Style	9.None	
Basement <b>4 Full Basement</b>								Econ. % Good <b>100%</b>			
1.1/4 Bmt	4.Full Bmt 7.							Economic Code <b>None</b>			
2.1/2 Bmt	5.None 8.							0.None	3.Services	7.	
3.3/4 Bmt	6. 9.None							1.Location	4.Traffic	8.	
Bsmt Gar # Cars <b>0</b>								2.Encroach	9.None	9.	
Wet Basement <b>1 Dry Basement</b>								Entrance Code <b>5 Estimated</b>			
1.Dry	4. 7.							1.Interior	4.Vacant	7.	
2.Damp	5. 8.	2.Refusal	5.Estimate	8.							
3.Wet	6. 9.	3.Informed	6.Office	9.RS							
		Information Code <b>5 Estimate</b>									
		1.Owner	4.Agent	7.							
		2.Relative	5.Estimate	8.							
		3.Tenant	6.Other	9.SNY							

Date Inspected 6/21/2005

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
74 AB GR. POOL	2022				%	%	24,000	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

