

RUMERY, MELISSA M
79 SUNSET CIRCLE
NORTH WATERBORO ME 04061
USA

B5828P98 B16751P789 B16996P499 B17072P121 B17763P887

Previous Owner
BATES JAMES B
C/O MELISSA RUMERY
79 SUNSET CIR
N WATERBORO ME 04061
Sale Date: 3/31/2020

Previous Owner
MACDONALD, CORY
ATTN: JAMES B BATES
79 SUNSET CIRCLE
N WATERBORO ME 04061
Sale Date: 7/26/2018

Previous Owner
JPMORGAN CHASE NATIONAL ASSOCIATION
C/O CORY MACDONALD & DORIS THOMPSON
79 SUNSET CIRCLE
N WATERBORO ME 04061
Sale Date: 3/27/2015

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2-2016 windows need work, dark interior, some rot

Waterboro

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	43,500	129,400	10,000	162,900		
1ST MORTGAGE 0			2013	43,500	129,400	10,000	162,900		
2ND MORTGAGE 0			2014	43,500	129,400	10,000	162,900		
Zone/Land Use 47 Lake Arrowhead			2015	43,500	129,400	0	172,900		
Secondary Zone			2016	21,800	87,100	15,000	93,900		
Topography 2 Rolling			2017	21,800	87,100	15,000	93,900		
1.Level 4.Below St 7.Steep			2018	21,800	87,100	20,000	88,900		
2.Rolling 5.Low 8.Wet			2019	21,800	87,100	20,000	88,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	21,800	87,800	0	109,600		
Utilities 9 No Water/No Sewer			2021	23,900	87,800	0	111,700		
1.Public 4.Improve 7.Improve			2022	26,100	96,600	0	122,700		
2.Water 5.Improve 8.			2023	28,700	107,200	25,000	110,900		
3.Sewer 6.Improve 9.None			2024	32,200	121,200	25,000	128,400		
Street 3 Gravel			2025	48,000	146,900	25,000	169,900		
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 3/31/2020			15.Misc			%		5.Access or Rear	
Price 225,000						%		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	9.Fract Share
3.Building 6. 9.			17.Secondary Lot	17	1	90 %	3	Acres	
Financing 9 Unknown			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 1 Arms Length Sale						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac			%		36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		37.Softwood	
Verified 5 Public Record			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			Total Acreage		0.00			46.Site Improve	

Waterboro

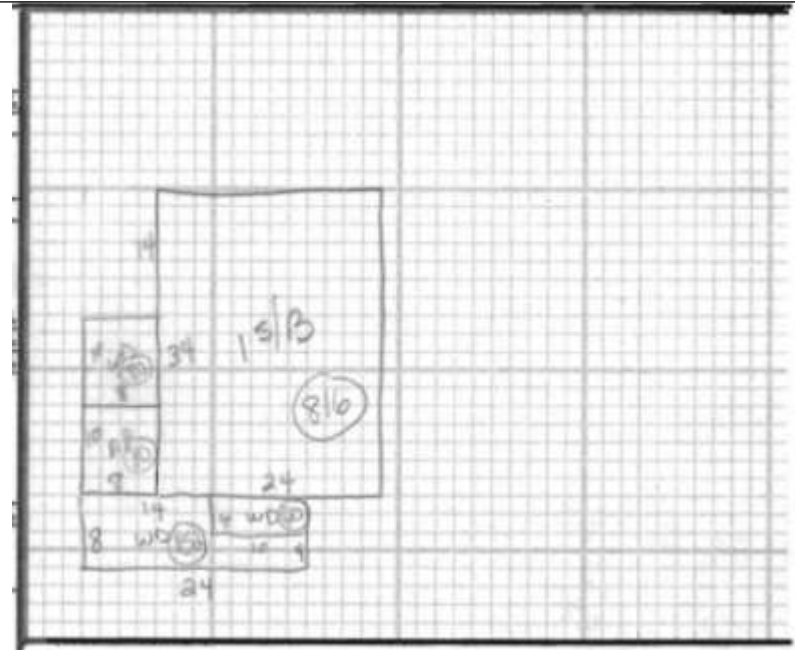
Map Lot 043-844

Account 2858

Location 79 SUNSET CIRCLE

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% 5 Force Warm Air			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat		Attic	4 Full Finished		
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. 8.			2.Heavy	5.Unk 8.		
Exterior Walls	9 Other			3.H Pump	6. 9.None			3.Capped	6. 9.None		
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 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)	816		
2.Slate	5.Wood	8.		2.Typical	5. 8.			Condition	3 Below Average		
3.Metal	6.Other	9.		3.Old Type	6. 9.None			1.Poor	4.Avg	7.V G	
SF Masonry Trim	0			# Rooms	6			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	1972			# Half Baths	1			Funct. % Good	100%		
Year Remodeled	0			# Addn Fixtures	0			Functional Code	9 None		
Foundation	2 Concrete Block			# Fireplaces	0			1.Incomp	4.Small	7.Layout	
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px; margin-right: 10px; font-size: 2em; font-weight: bold;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>	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	0				Entrance Code	5 Estimated					
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	5 Estimate						
				1.Owner	4.Agent 7.						
				2.Relative	5.Estimate 8.						
				3.Tenant	6.Other 9.SNY						



Date Inspected 2/12/2016

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	80	0 0	0	0	0 %	0 %	1.One Story Fram
68 Wood Deck	0	152	0 0	0	0	0 %	0 %	2.Two Story Fram
68 Wood Deck	0	40	0 0	0	0	0 %	0 %	3.Three Story Fr
24 Frame Shed	0	192	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
23 Frame Garage	0	392	0 0	0	0	0 %	0 %	5.1 & 3/4 Story
71 Carport	0	120	0 0	0	0	0 %	0 %	6.2 & 1/2 Story
22 Encl Frame Porch	0	80	0 0	0	0	0 %	0 %	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