

GROVER, MICHAEL J
57 SUNSET CIRCLE
NORTH WATERBORO ME 04061

B6216P37 B19122P905 B19193P599 B19281P634

Previous Owner
R&J HOMES, LLC
12 WEST 2ND STREET

NORTH BERWICK ME 03906
Sale Date: 7/28/2023

Previous Owner
SAMPSON, RYAN J
SAMPSON, ABIGAIL L
12 WEST 2ND STREET
NORTH BERWICK ME 03906
Sale Date: 2/03/2023

Previous Owner
LUMB WILLIAM
PO BOX 632

SACO ME 04072
Sale Date: 9/28/2022

Inspection Witnessed By:

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

Notes:
23.0628 - removed 70% land factor -sb
23.1212 - added 26x48 1st/b, two 4x4 decks -sb

Waterboro

Property Data				Assessment Record						
Neighborhood 1 LAC WEST				Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0				2012	10,500	0	0	10,500		
1ST MORTGAGE 0				2013	10,500	0	0	10,500		
2ND MORTGAGE 0				2014	10,500	0	0	10,500		
Zone/Land Use 47 Lake Arrowhead				2015	10,500	0	0	10,500		
Secondary Zone				2016	5,300	0	0	5,300		
Topography 2 Rolling				2017	5,300	0	0	5,300		
1.Level 4.Below St 7.Steep				2018	5,300	0	0	5,300		
2.Rolling 5.Low 8.Wet				2019	5,300	0	0	5,300		
3.Above St 6.Swampy 9.Lev/Roll				2020	5,300	0	0	5,300		
Utilities 9 No Water/No Sewer				2021	5,800	0	0	5,800		
1.Public 4.Improve 7.Improve				2022	6,300	0	0	6,300		
2.Water 5.Improve 8.				2023	6,900	0	0	6,900		
3.Sewer 6.Improve 9.None				2024	22,200	0	0	22,200		
Street 3 Gravel				2025	30,000	281,700	0	311,700		
1.Paved 4.Proposed 7.ROW				Land Data						
2.Semi Imp 5.Pvt 8.None										
3.Gravel 6.Aband 9.TG PLAN				Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0				11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0				12.Arrowhead WF						1.Unimproved
Sale Data				13.Waterfront						2.Excess Ftg /De
				Sale Date 7/28/2023	14.Rear Land					
Price 349,900				15.Misc						4.Size/Shape
Sale Type 2 Land & Buildings				Square Foot		Square Feet				5.Access or Rear
1.Land 4.Mobile 7.				16.Regular Lot	16	1	100	%	0	6.Restriction
2.L & B 5.Other 8.				17.Secondary Lot						7.Open Space
3.Building 6. 9.				18.Excess Land						8.View/Environ
Financing 9 Unknown				19.Condominium						9.Fract Share
1.Convent 4.Seller 7.				20.Pavement						Acres
2.FHA/VA 5.Private 8.				Fract. Acre		Acreeage/Sites				30.Rear (201+)
3.Assumed 6.Cash 9.Unknown				21.Homesite (Frac						31.Tillable/Horti
Validity 1 Arms Length Sale				22.Vacant Lot (Fr						32.Pasture
1.Valid 4.Split 7.Renovate				23.Non Conforming						33.Orchard
2.Related 5.Partial 8.Other				Acres						34.Frontage
3.Distress 6.Exempt 9.				24.Excess (5-10)						35.Triangular Lot
Verified 5 Public Record				25.Excess (10+)						36.Commercial
1.Buyer 4.Agent 7.Family				26.Excess						37.Softwood
2.Seller 5.Pub Rec 8.Other				27.Rear (1-100)						38.Mixed Wood
3.Lender 6.MLS 9.				28.Rear (101-150)						39.Hardwood
				29.Rear (151-200)						40.Wasteland
				Total Acreage		0.00				41.Gravel Pit (Ac
										42.Mobile Home Si
										43.Condo Site
										44.Utility ROW
										45.Camp Lot
										46.Site Improve


Waterboro

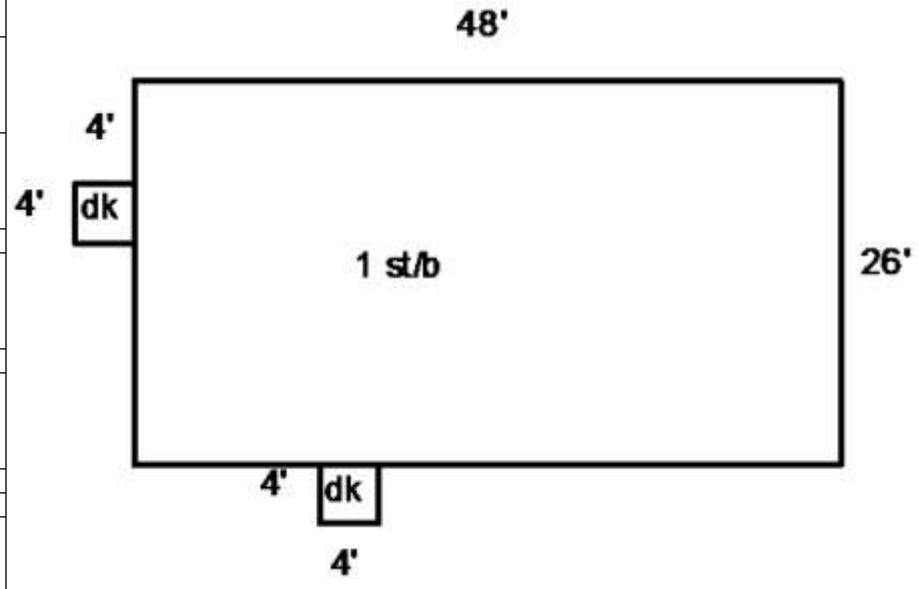
Map Lot 043-861

Account 2873

Location 57 SUNSET CIRCLE

Card 1 Of 1 9/23/2024

Building Style 2 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.Refrigt 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 8 Aluminum/Vinyl	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 4 Good 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) 1248
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	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 2023	# 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 0		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	16	0 0	0	0	0 %	0 %	1.One Story Fram
68 Wood Deck	0	16	0 0	0	0	0 %	0 %	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