

ZUGER LORETTA V & GARY C TRUSTEES
GARY C ZUGER & LORETTA V ZUGER TRUST
22 TOWER CIR
N WATERBORO ME 04061

B10815P253 B14079P857

Previous Owner
MANKUS JONATHAN F AND PATTI ANN
C/O LORETTA ZUGER
75 STEARNS ROAD
WILMOT NH 03287
Sale Date: 5/11/2004

Inspection Witnessed By:

X	Date	
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 5 LAC WF C			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	153,900	116,800	0	270,700		
1ST MORTGAGE 0			2013	153,900	116,800	0	270,700		
2ND MORTGAGE 0			2014	152,700	116,800	0	269,500		
Zone/Land Use 47 Lake Arrowhead			2015	152,700	117,600	0	270,300		
Secondary Zone 21			2016	146,300	133,400	6,000	273,700		
Topography 2 Rolling			2017	146,300	133,400	6,000	273,700		
1.Level 4.Below St 7.Steep			2018	146,300	133,400	26,000	253,700		
2.Rolling 5.Low 8.Wet			2019	146,300	133,400	26,000	253,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	146,300	134,200	26,000	254,500		
Utilities 9 No Water/No Sewer			2021	160,900	134,200	30,380	264,720		
1.Public 4.Improve 7.Improve			2022	175,600	147,700	31,000	292,300		
2.Water 5.Improve 8.			2023	193,100	163,800	31,000	325,900		
3.Sewer 6.Improve 9.None			2024	216,500	183,900	31,000	369,400		
Street 3 Gravel			2025	209,200	252,900	31,000	431,100		
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	12	108	215	50 %	1	
BUILDING USE 0			12.Arrowhead WF	13	125	190	15 %	6	
Sale Data			13.Waterfront	13	160	200	15 %	6	
Sale Date 5/11/2004			14.Rear Land	12	400	100	15 %	6	
Price 219,000			15.Misc				%		
Sale Type 1 Land Only							%		
1.Land 4.Mobile 7.			Square Foot	Square Feet					
2.L & B 5.Other 8.			16.Regular Lot				%		
3.Building 6. 9.			17.Secondary Lot				%		
Financing 1 Conventional			18.Excess Land				%		
1.Convent 4.Seller 7.			19.Condominium				%		
2.FHA/VA 5.Private 8.			20.Pavement				%		
3.Assumed 6.Cash 9.Unknown							%		
Validity 1 Arms Length Sale			Fract. Acre	Acreage/Sites					
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	40		1.00	25 %	6	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		
3.Distress 6.Exempt 9.			23.Non Conforming				%		
Verified			Acres				%		
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		
3.Lender 6.MLS 9.			26.Excess				%		
			27.Rear (1-100)				%		
			28.Rear (101-150)				%		
			29.Rear (151-200)				%		
			Total Acreage 2.37						

- 1.Unimproved
- 2.Excess Ftg /De
- 3.Topography
- 4.Size/Shape
- 5.Access or Rear
- 6.Restriction
- 7.Open Space
- 8.View/Environ
- 9.Fract Share
- Acres**
- 30.Rear (201+)
- 31.Tillable/Horti
- 32.Pasture
- 33.Orchard
- 34.Frontage
- 35.Triangular Lot
- 36.Commercial
- 37.Softwood
- 38.Mixed Wood
- 39.Hardwood
- 40.Wasteland
- 41.Gravel Pit (Ac
- 42.Mobile Home Si
- 43.Condo Site
- 44.Utility ROW
- 45.Camp Lot
- 46.Site Improve

Waterboro

Map Lot 043-922

Account 2921

Location 22 TOWER CIRCLE

Card 1 Of 1 9/23/2024

Building Style	2 Ranch			SF Bsmt Living	384	Layout	1 Typical		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	3 100	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			
Dwelling Units	1			2.HWCI	6.GravWA	10.			
Other Units	0			3.HWRAD	7.Electric	11.			
Stories	1 One Story			4.Steam	8.F/WallM	12.			
1.1	4.1.50	7.1.25		Cool Type	0% 9 None				
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	5 T-111			3.H Pump	6.	9.None			
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	2 Typical				
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	1 Asphalt Shingles			Bath(s) Style	2 Typical Bath(s)				
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	0			# Rooms	5				
OPEN-3-	0			# Bedrooms	2				
OPEN-4-	0			# Full Baths	1				
Year Built	1972			# Half Baths	0				
Year Remodeled	0			# Addn Fixtures	0				
Foundation	1 Concrete			# Fireplaces	0				
1.Concrete	4.Wood	7.							
2.C Block	5.Slab	8.							
3.Br/Stone	6.Prs/Post	9.							
Basement	4 Full Basement								
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	0								
Wet Basement	1 Dry Basement								
1.Dry	4.	7.							
2.Damp	5.	8.							
3.Wet	6.	9.							



Date Inspected 6/25/2005

Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
1 One Story Frame	0	152	0 0	0	0	% 0	%		1.One Story Fram
68 Wood Deck	2007	220	3 100	7	97	% 100	%		2.Two Story Fram
1 One Story Frame	2007	240	3 100	7	97	% 100	%		3.Three Story Fr
75 1 STORY	2012	784	3 100	7	95	% 100	%		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

