

NICHOLS MARK D  
 NICHOLS, LISA G  
 PO BOX 652  
 WATERBORO ME 04087

B10122P269

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:  
 24.0403 - added 2nd bath; changed garage from 1.5s(unfin 2nd) to 2s(fin 2nd) - vw

**Waterboro**

Property Data			Assessment Record						
Neighborhood <b>2 LAC EAST</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	30,000	135,200	10,000	155,200		
1ST MORTGAGE <b>0</b>			2013	30,000	135,200	10,000	155,200		
2ND MORTGAGE <b>0</b>			2014	30,000	153,100	10,000	173,100		
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	30,000	158,100	10,000	178,100		
Secondary Zone			2016	15,000	158,100	15,000	158,100		
2017			2017	15,000	158,100	15,000	158,100		
Topography <b>2 Rolling</b>			2018	15,000	158,100	20,000	153,100		
1.Level 4.Below St 7.Steep			2019	15,000	158,100	20,000	153,100		
2.Rolling 5.Low 8.Wet			2020	15,000	158,300	20,000	153,300		
3.Above St 6.Swampy 9.Lev/Roll			2021	16,500	158,300	24,500	150,300		
Utilities <b>9 No Water/No Sewer</b>			2022	18,000	174,100	25,000	167,100		
1.Public 4.Improve 7.Improve			2023	19,800	193,100	25,000	187,900		
2.Water 5.Improve 8.			2024	22,200	217,400	25,000	214,600		
3.Sewer 6.Improve 9.None			2025	30,000	354,900	25,000	359,900		
Street <b>3 Gravel</b>			<b>Land Data</b>						
1.Paved 4.Proposed 7.ROW			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
2.Semi Imp 5.Pvt 8.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
3.Gravel 6.Aband 9.TG PLAN									
LAND USE <b>0</b>				11.Ossipee WF					
BUILDING USE <b>0</b>				12.Arrowhead WF					
<b>Sale Data</b>			13.Waterfront						
Sale Date			14.Rear Land						
Price			15.Misc						
Sale Type			<b>Square Foot</b>		<b>Square Feet</b>				
1.Land 4.Mobile 7.			16.Regular Lot	16	1	100 %	0		
2.L & B 5.Other 8.			17.Secondary Lot						
3.Building 6. 9.			18.Excess Land						
Financing			19.Condominium						
1.Convent 4.Seller 7.			20.Pavement						
2.FHA/VA 5.Private 8.			<b>Fract. Acre</b>		<b>Acreage/Sites</b>				
3.Assumed 6.Cash 9.Unknown			21.Homesite (Frac						
Validity			22.Vacant Lot (Fr						
1.Valid 4.Split 7.Renovate			23.Non Conforming						
2.Related 5.Partial 8.Other			<b>Acres</b>						
3.Distress 6.Exempt 9.			24.Excess ( 5-10)						
Verified			25.Excess (10+)						
1.Buyer 4.Agent 7.Family			26.Excess						
2.Seller 5.Pub Rec 8.Other			27.Rear (1-100)						
3.Lender 6.MLS 9.			28.Rear (101-150)						
			29.Rear (151-200)						
			<b>Total Acreage</b>		0.00				

- 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 044-000-A405


Account 3051

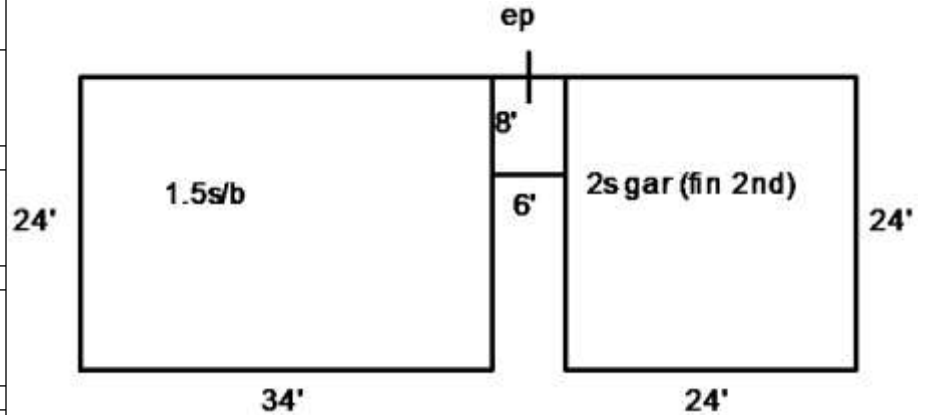
Location 102 ROSEMONT AVE

Card 1

Of 1

9/23/2024

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Contemp/ 11.Condo	Heat Type <b>100% 1 Hot Water BB</b>	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% 9 None</b>	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 Alumunum/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 107%</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>816</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>6 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>0</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>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2001</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.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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>0</b>	
	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	48	0 0	0	0	0	%
24 Frame Shed	0	80	0 0	0	0	0	%
50 2 S Fr Gar w/fin	2024	576	0 0	0	0	0	%
22 Encl Frame Porch	2012	64	0 0	0	0	0	%
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

