

SWEENEY, HOWARD  
SWEENEY, RITA (JT)  
99 ROSEMONT AVE  
N WATERBORO ME 04061

B6251P41 B15630P96 B16070P488 B17456P637 B17855P392

Previous Owner  
ATHEARN, SHAWN W & PENDLETON, VICTORIA L  
ATTN: RITA & HOWARD SWEENEY  
99 ROSEMONT AVE  
NORTH WATERBORO ME 04061  
Sale Date: 11/30/2018

Previous Owner  
LAWYER CHRISTINA & RICHARD  
P O BOX 8

E WATERBORO ME 04030  
Sale Date: 4/20/2017

Previous Owner  
HOMEVEST LLC  
ATTN: SHAWN ATHEAM & VICTORIA PENDLETON  
99 ROSEMONT AVE  
N WATERBORO ME 04061  
Sale Date: 4/19/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
23.0125 - added 10x8 deck - vv

Waterboro

Property Data			Assessment Record							
Neighborhood <b>2 LAC EAST</b>			Year	Land	Buildings	Exempt	Total			
Tree Growth Year <b>0</b>			2012	45,000	110,600	0	155,600			
1ST MORTGAGE <b>0</b>			2013	45,000	110,600	0	155,600			
2ND MORTGAGE <b>0</b>			2014	45,000	110,600	0	155,600			
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	45,000	110,600	0	155,600			
Secondary Zone			2016	22,500	110,600	0	133,100			
Topography <b>2 Rolling</b>			2017	22,500	110,600	0	133,100			
1.Level 4.Below St 7.Steep			2018	22,500	110,600	0	133,100			
2.Rolling 5.Low 8.Wet			2019	22,500	110,600	0	133,100			
3.Above St 6.Swampy 9.Lev/Roll			2020	22,500	110,600	0	133,100			
Utilities <b>9 No Water/No Sewer</b>			2021	24,800	110,600	0	135,400			
1.Public 4.Improve 7.Improve			2022	27,000	121,700	0	148,700			
2.Water 5.Improve 8.			2023	29,700	135,000	0	164,700			
3.Sewer 6.Improve 9.None			2024	33,300	158,400	0	191,700			
Street <b>3 Gravel</b>			2025	50,000	211,500	0	261,500			
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>							
2.Semi Imp 5.Pvt 8.None										
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>	
LAND USE <b>0</b>			11.Ossipee WF		Frontage	Depth	Factor	Code		
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved	
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De	
Sale Date <b>11/30/2018</b>			14.Rear Land				%		3.Topography	
Price <b>170,000</b>			15.Misc				%		4.Size/Shape	
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear	
1.Land 4.Mobile 7.							%		6.Restriction	
2.L & B 5.Other 8.			<b>Square Foot</b>				%		7.Open Space	
3.Building 6. 9.			16.Regular Lot	16		1	100	%	0	8.View/Environ
Financing <b>9 Unknown</b>			17.Secondary Lot	17		1	100	%	0	9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%			30.Rear (201+)
2.FHA/VA 5.Private 8.			19.Condominium				%			31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown			20.Pavement				%			32.Pasture
Validity <b>1 Arms Length Sale</b>							%			33.Orchard
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>				<b>Acreage/Sites</b>			34.Frontage
2.Related 5.Partial 8.Other			21.Homesite (Frac				%			35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%			36.Commercial
Verified <b>5 Public Record</b>			23.Non Conforming				%			37.Softwood
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%			38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)				%			39.Hardwood
3.Lender 6.MLS 9.			25.Excess (10+)				%			40.Wasteland
			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</b>		0.00					45.Camp Lot
										46.Site Improve

## Waterboro

Map Lot 044-000-A432


Account 3072

Location 99 ROSEMONT AVE

Card 1

Of 1

9/23/2024

Building Style	<b>2 Ranch</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>1 One 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>1 Wood Siding</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>1056</b>			
2.Slate	5.Wood	8.	2.Typical 5. 8.			Condition <b>5 Above Average</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>1</b>			Phys. % Good <b>0%</b>			
Year Built <b>1989</b>			# Half Baths <b>0</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	2022				%	%	6,800	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

