

WALSH MARY P
75 CRESCENT DRIVE
NORTH WATERBORO ME 04061

B14452P639 B16094P359

Previous Owner
KORBA JOHN & RITA V TRUSTEES
C/O MARY P WALSH
75 CRESCENT DR
N WATERBORO ME 04061
Sale Date: 5/11/2011

Previous Owner
KORBA JOHN & RITA V
11 ROMORE PLACE

CRANFORD NJ 07016
Sale Date: 5/05/2005

Inspection Witnessed By:

| X | Date |
|----------|-------------|
| No./Date | Description |
| | Date Insp. |

Notes:

| Property Data | | | Assessment Record | | | | | | |
|---|--|--|----------------------|----------------------|------------------|--------------|------------------|-------------|------------------------|
| Neighborhood 1 LAC WEST | | | Year | Land | Buildings | Exempt | Total | | |
| Tree Growth Year 0 | | | 2012 | 94,200 | 132,900 | 10,000 | 217,100 | | |
| 1ST MORTGAGE 0 | | | 2013 | 94,200 | 132,900 | 0 | 227,100 | | |
| 2ND MORTGAGE 0 | | | 2014 | 94,200 | 132,900 | 0 | 227,100 | | |
| Zone/Land Use 47 Lake Arrowhead | | | 2015 | 94,200 | 132,900 | 0 | 227,100 | | |
| Secondary Zone | | | 2016 | 89,500 | 132,900 | 0 | 222,400 | | |
| Topography 2 Rolling | | | 2017 | 89,500 | 132,900 | 0 | 222,400 | | |
| 1.Level 4.Below St 7.Steep | | | 2018 | 89,500 | 132,900 | 0 | 222,400 | | |
| 2.Rolling 5.Low 8.Wet | | | 2019 | 89,500 | 132,900 | 0 | 222,400 | | |
| 3.Above St 6.Swampy 9.Lev/Roll | | | 2020 | 89,500 | 134,300 | 0 | 223,800 | | |
| Utilities 9 No Water/No Sewer | | | 2021 | 98,500 | 134,300 | 0 | 232,800 | | |
| 1.Public 4.Improve 7.Improve | | | 2022 | 107,400 | 147,700 | 0 | 255,100 | | |
| 2.Water 5.Improve 8. | | | 2023 | 118,200 | 163,800 | 0 | 282,000 | | |
| 3.Sewer 6.Improve 9.None | | | 2024 | 132,500 | 184,000 | 25,000 | 291,500 | | |
| Street 3 Gravel | | | 2025 | 131,900 | 237,200 | 25,000 | 344,100 | | |
| 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 | 12 | 110 | 172 | 80 % | 2 | 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 5/11/2011 | | | 15.Misc | | | | % | | 5.Access or Rear |
| Price 240,000 | | | | | | | % | | 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 | | | | % | | 9.Fract Share |
| 3.Building 6. 9. | | | 17.Secondary Lot | | | | % | | Acres |
| Financing 1 Conventional | | | 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 | | | Fract. Acre | Acreege/Sites | | | | | 34.Frontage |
| 1.Valid 4.Split 7.Renovate | | | 21.Homesite (Frac | | | | % | | 35.Triangular Lot |
| 2.Related 5.Partial 8.Other | | | 22.Vacant Lot (Fr | | | | % | | 36.Commercial |
| 3.Distress 6.Exempt 9. | | | 23.Non Conforming | | | | % | | 37.Softwood |
| Verified 1 Buyer | | | Acres | | | | % | | 38.Mixed Wood |
| 1.Buyer 4.Agent 7.Family | | | 24.Excess (5-10) | | | | % | | 39.Hardwood |
| 2.Seller 5.Pub Rec 8.Other | | | 25.Excess (10+) | | | | % | | 40.Wasteland |
| 3.Lender 6.MLS 9. | | | 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 |
| | | | Total Acreage | | | 0.22 | | | 45.Camp Lot |
| | | | | | | | | | 46.Site Improve |

Waterboro

Map Lot **045-001-378**

Account **3222**

Location **75 CRESCENT DRIVE**

Card **1**

Of **1**

9/23/2024

| | | |
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| Building Style 4 Cape Cod 1.Conv 5.Garr/Col 9.Other 2.Ranch 6.Split 10.Mohome 3.R Ranch 7.Contemp/ 11.Condo 4.Cape 8.Log 12. Dwelling Units 1 Other Units 0 Stories 1 One Story 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9. Exterior Walls 1 Wood Siding 0.Wood 4.Asb/Asph 8.Alum/Vin 1.Wood 5.T-111 9.Other 2.Wd Sh 6.Br/St 11. 3.Compos. 7.Nov 12. Roof Surface 1 Asphalt Shingles 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9. SF Masonry Trim 0 OPEN-3- 0 OPEN-4- 0 Year Built 1985 Year Remodeled 0 Foundation 1 Concrete 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. | SF Bsmt Living 0 Fin Bsmt Grade 0 0 OPEN 5 OPTIONAL 0 Heat Type 100% 1 Hot Water BB 1.HWB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.HWRAD 7.Electric 11. 4.Steam 8.F/WallM 12. Cool Type 0% 9 None 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style 2 Typical 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style 2 Typical Bath(s) 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms 6 # Bedrooms 3 # Full Baths 1 # Half Baths 1 # Addn Fixtures 0 # Fireplaces 0 | Layout 1 Typical 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. Attic 4 Full Finished 1.1/4 Fin 4.Full Fin 7.1/4 Unfi 2.1/2 Fin 5.F/Stair 8. 3.3/4 Fin 6.1/2 Unfi 9.None Insulation 1 Full 1.Full 4.Minimal 7. 2.Heavy 5.Unk 8. 3.Capped 6. 9.None Unfinished % 0% Grade & Factor 3 Average 100% 1.E Grade 4.B Grade 7.AAA Grad 2.D Grade 5.A Grade 8. 3.C Grade 6.AA Grade 9.Same SQFT (Footprint) 864 Condition 5 Above Average 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good 0% Funct. % Good 100% Functional Code 9 None 1.Incomp 4.Small 7.Layout 2.O-Built 5.CDU 8.Other 3.Damage 6.Style 9.None Econ. % Good 100% Economic Code None 0.None 3.Services 7. 1.Location 4.Traffic 8. 2.Encroach 9.None 9. Entrance Code 5 Estimated 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8. 3.Informed 6.Office 9.RS Information Code 5 Estimate 1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.SNY |
|--|--|--|

Date Inspected **8/12/2005**

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|-------------------|------|-------|-------|------|-------|--------|-------------|
| 1 One Story Frame | 0 | 128 | 0 0 | 0 | 0 | % | % |
| 27 Unfin Basement | 0 | 128 | 0 0 | 0 | 0 | % | % |
| 68 Wood Deck | 0 | 272 | 0 0 | 0 | 0 | % | % |
| 68 Wood Deck | 0 | 84 | 0 0 | 0 | 0 | % | % |
| 23 Frame Garage | 0 | 320 | 0 0 | 0 | 0 | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |

