

HINZ, ALEX
12 CENTER COURT
NORTH WATERBORO ME 04061

B9714P127 B17638P511 B19155P588

Previous Owner
HINZ ALEX R (JT)
WEST, KORIE A
12 CENTER COURT
NORTH WATERBORO ME 04061
Sale Date: 10/24/2022

Previous Owner
DAY SUSAN L
ATTN: ALEX HINZ & KORIE WEST
12 CENTER CT
N WATERBORO ME 04061
Sale Date: 1/05/2018

Inspection Witnessed By:

X	Date	
No./Date	Description	Date Insp.

Notes:
2017.0125 Susan Rankin called and requested her name be changed to Day as she has remarried-tb

Waterboro

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	30,000	107,000	10,000	127,000		
1ST MORTGAGE 0			2013	30,000	107,000	0	137,000		
2ND MORTGAGE 0			2014	30,000	107,000	0	137,000		
Zone/Land Use 47 Lake Arrowhead			2015	30,000	107,000	0	137,000		
Secondary Zone			2016	15,000	107,000	0	122,000		
Topography 2 Rolling			2017	15,000	107,000	0	122,000		
1.Level 4.Below St 7.Steep			2018	15,000	107,000	0	122,000		
2.Rolling 5.Low 8.Wet			2019	15,000	107,000	0	122,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	107,000	0	122,000		
Utilities 9 No Water/No Sewer			2021	16,500	107,000	0	123,500		
1.Public 4.Improve 7.Improve			2022	18,000	117,700	0	135,700		
2.Water 5.Improve 8.			2023	19,800	130,500	0	150,300		
3.Sewer 6.Improve 9.None			2024	22,200	146,500	0	168,700		
Street 3 Gravel			2025	30,000	200,200	0	230,200		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot		Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF	Type	Frontage	Depth	Factor	Code	
BUILDING USE 0									12.Arrowhead WF
Sale Data			13.Waterfront	%	%	%	%	1.Unimproved	
Sale Date 10/24/2022									14.Rear Land
Price			15.Misc	%	%	%	%	3.Topography	
Sale Type 2 Land & Buildings									Square Foot
1.Land 4.Mobile 7.			16.Regular Lot	16	1	100	%	0	4.Size/Shape
2.L & B 5.Other 8.									
3.Building 6. 9.			18.Excess Land	%	%	%	%	6.Restriction	
Financing 9 Unknown									19.Condominium
1.Convent 4.Seller 7.			20.Pavement	%	%	%	%	8.View/Environ	
2.FHA/VA 5.Private 8.									Fract. Acre
3.Assumed 6.Cash 9.Unknown			21.Homesite (Frac	%	%	%	%	9.Fract Share	
Validity 2 Related Parties									22.Vacant Lot (Fr
1.Valid 4.Split 7.Renovate			23.Non Conforming	%	%	%	%	31.Tillable/Horti	
2.Related 5.Partial 8.Other									Acres
3.Distress 6.Exempt 9.			24.Excess (5-10)	%	%	%	%	32.Pasture	
Verified 5 Public Record									25.Excess (10+)
1.Buyer 4.Agent 7.Family			26.Excess	%	%	%	%	34.Frontage	
2.Seller 5.Pub Rec 8.Other									27.Rear (1-100)
3.Lender 6.MLS 9.			28.Rear (101-150)	%	%	%	%	36.Commercial	
									29.Rear (151-200)
			Total Acreage		0.00				
									39.Hardwood
									41.Gravel Pit (Ac
									43.Condo Site
									45.Camp Lot


Waterboro

Map Lot 045-001-473

Account 3302

Location 12 CENTER COURT

Card 1 Of 1 9/23/2024

Building Style 2 Ranch	SF Bsmt Living 480	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	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.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 1 Wood Siding	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 3 Average 105%	
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) 960	
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Above Average	
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 1989	# 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 5 Estimated	
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 5 Estimate		
	1.Owner 4.Agent 7.		
	2.Relative 5.Estimate 8.		
	3.Tenant 6.Other 8.SNY		

Date Inspected 8/05/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
62 Patio	0	240	0 0	0	0	0	0	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

