

WATERBORO DIAMOND TRUST
C/O MICHELLE C. WATSON & JOHN J. WATSON, TRUSTEES
5 FABIANO RD
BRAINTREE MA 02184

B6852P9 B17648P718

Previous Owner
COSTELLO NEAL B
88 DIAMOND DR

N WATERBORO ME 04061
Sale Date: 1/24/2018

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record							
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	161,400	171,800	0	333,200			
1ST MORTGAGE 0			2013	161,400	171,800	0	333,200			
2ND MORTGAGE 0			2014	161,400	171,800	0	333,200			
Zone/Land Use 47 Lake Arrowhead			2015	161,400	171,800	0	333,200			
Secondary Zone			2016	153,300	171,800	0	325,100			
Topography 2 Rolling			2017	153,300	171,800	0	325,100			
1.Level 4.Below St 7.Steep			2018	153,300	171,800	0	325,100			
2.Rolling 5.Low 8.Wet			2019	153,300	171,800	0	325,100			
3.Above St 6.Swampy 9.Lev/Roll			2020	153,300	171,800	0	325,100			
Utilities 9 No Water/No Sewer			2021	168,700	171,800	0	340,500			
1.Public 4.Improve 7.Improve			2022	184,000	189,000	0	373,000			
2.Water 5.Improve 8.			2023	202,400	209,600	0	412,000			
3.Sewer 6.Improve 9.None			2024	226,900	235,400	0	462,300			
Street 3 Gravel			2025	226,000	311,800	0	537,800			
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	Frontage	Depth	Factor	Code		
BUILDING USE 0			12.Arrowhead WF	12			%		1.Unimproved	
Sale Data			13.Waterfront				%		2.Excess Ftg /De	
Sale Date 1/24/2018			14.Rear Land				%		3.Topography	
Price			15.Misc				%		4.Size/Shape	
Sale Type 2 Land & Buildings							%		5.Access or Rear	
1.Land 4.Mobile 7.			Square Foot	Square Feet					6.Restriction	
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space	
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ	
Financing 9 Unknown			18.Excess Land				%		9.Fract Share	
1.Convent 4.Seller 7.			19.Condominium				%		Acres	
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti	
Validity 2 Related Parties			Fract. Acre	Acreege/Sites					32.Pasture	
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		33.Orchard	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage	
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot	
Verified 5 Public Record			Acres				%		36.Commercial	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood	
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood	
			27.Rear (1-100)				%		40.Wasteland	
			28.Rear (101-150)				%		41.Gravel Pit (Ac	
			29.Rear (151-200)				%		42.Mobile Home Si	
			Total Acreage 0.63							43.Condo Site
										44.Utility ROW
										45.Camp Lot
										46.Site Improve

Waterboro

Map Lot 045-001-513

Account 3334

Location 88 DIAMOND DRIVE

Card 1

Of 1

9/23/2024

Building Style	3 Raised Ranch	SF Bsmt Living	1224	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	3 100	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100% 1 Hot Water BB	3.Not func
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	Insulation 1 Full
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 2 Wood Shingle			3.H Pump	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.
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)		Grade & Factor 3 Average 103%
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 9		SQFT (Footprint) 1360
OPEN-3- 0			# Bedrooms 4		Condition 5 Above Average
OPEN-4- 0			# Full Baths 2		1.Poor
Year Built 1984			# Half Baths 0		4.Avg
Year Remodeled 0			# Addn Fixtures 0		7.V G
Foundation 1 Concrete			# Fireplaces 0		2.Fair
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>		
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 8/05/2005			Phys. % Good 0%		3.Avg-
			Funct. % Good 100%		6.Good
			Functional Code 9 None		9.Same
			1.Incomp		4.Small
			2.O-Built		5.CDU
			3.Damage		6.Style
			Econ. % Good 100%		9.None
			Economic Code None		
			0.None		3.Services
			1.Location		4.Traffic
			2.Encroach		9.None
			Entrance Code 3 Information Only		
			1.Interior		4.Vacant
			2.Refusal		5.Estimate
			3.Informed		6.Office
			Information Code 3 Tenant		9.RS
			1.Owner		4.Agent
			2.Relative		5.Estimate
			3.Tenant		6.Other

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
26 1SFr Overhang	0	40	0 0	0	0	0 %	0 %
21 Open Frame	0	180	0 0	0	0	0 %	0 %
23 Frame Garage	0	728	0 0	0	0	0 %	0 %
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%

