

DEAN ANTHONY D  
52 ASH COURT  
NORTH WATERBORO ME 04061

B4793P57 B16341P496 B17505P483

Previous Owner  
MCGAH, DAVID J & MARIE L  
ATTN: ANTHONY D DEAN  
4019 BELLINGER WAY  
MISSOURI CITY TX 77459  
Sale Date: 6/29/2017

Previous Owner  
MANTILIA EMILY L  
C/O LINDA VALENTINE  
347 OLD LITTLETON RD  
HARVARD MA 01451  
Sale Date: 6/11/2012

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>1 LAC WEST</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	46,100	0	0	46,100		
1ST MORTGAGE <b>0</b>			2013	46,100	0	0	46,100		
2ND MORTGAGE <b>0</b>			2014	46,100	0	0	46,100		
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	46,100	0	0	46,100		
Secondary Zone			2016	43,800	0	0	43,800		
Topography <b>2 Rolling</b>			2017	43,800	0	0	43,800		
1.Level 4.Below St 7.Steep			2018	43,800	0	0	43,800		
2.Rolling 5.Low 8.Wet			2019	43,800	0	0	43,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	43,800	0	0	43,800		
Utilities <b>9 No Water/No Sewer</b>			2021	48,200	0	0	48,200		
1.Public 4.Improve 7.Improve			2022	52,600	0	0	52,600		
2.Water 5.Improve 8.			2023	57,900	0	0	57,900		
3.Sewer 6.Improve 9.None			2024	64,900	0	0	64,900		
Street <b>3 Gravel</b>			2025	64,600	0	0	64,600		
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>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			Type	Frontage	Depth	Factor	Code		
BUILDING USE <b>0</b>			12	333	200	12 %	6		
<b>Sale Data</b>			<b>Square Foot</b>		<b>Square Feet</b>				
Sale Date <b>6/29/2017</b>			11.Ossipee WF				1.Unimproved		
Price <b>49,999</b>			12.Arrowhead WF				2.Excess Ftg /De		
Sale Type <b>1 Land Only</b>			13.Waterfront				3.Topography		
1.Land 4.Mobile 7.			14.Rear Land				4.Size/Shape		
2.L & B 5.Other 8.			15.Misc				5.Access or Rear		
3.Building 6. 9.							6.Restriction		
Financing <b>1 Conventional</b>							7.Open Space		
1.Convent 4.Seller 7.			<b>Square Foot</b>				8.View/Environ		
2.FHA/VA 5.Private 8.			16.Regular Lot				9.Fract Share		
3.Assumed 6.Cash 9.Unknown			17.Secondary Lot				Acres		
Validity <b>1 Arms Length Sale</b>			18.Excess Land				30.Rear (201+)		
1.Valid 4.Split 7.Renovate			19.Condominium				31.Tillable/Horti		
2.Related 5.Partial 8.Other			20.Pavement				32.Pasture		
3.Distress 6.Exempt 9.							33.Orchard		
Verified <b>5 Public Record</b>							34.Frontage		
1.Buyer 4.Agent 7.Family			<b>Fract. Acre</b>		<b>Acres/Sites</b>		35.Triangular Lot		
2.Seller 5.Pub Rec 8.Other			21.Homesite (Frac				36.Commercial		
3.Lender 6.MLS 9.			22.Vacant Lot (Fr				37.Softwood		
			23.Non Conforming				38.Mixed Wood		
			<b>Acres</b>				39.Hardwood		
			24.Excess ( 5-10)				40.Wasteland		
			25.Excess (10+)				41.Gravel Pit (Ac		
			26.Excess				42.Mobile Home Si		
			27.Rear (1-100)				43.Condo Site		
			28.Rear (101-150)				44.Utility ROW		
			29.Rear (151-200)				45.Camp Lot		
					<b>Total Acreage 0.76</b>		46.Site Improve		

**Waterboro**

Map Lot 045-001-649

Account 3441

Location ASH COURT

Card 1 Of 1 9/23/2024

Building Style <b>0</b>	SF Bsmt Living <b>0</b>	Layout <b>0</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% 0</b>	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>0</b>
Dwelling Units <b>0</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>0</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>0</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>0 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>0</b>	Unfinished % <b>0%</b>
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor <b>0 0%</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>0</b>	Bath(s) Style <b>0</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>0</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>0</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>0</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>0</b>	Phys. % Good <b>0%</b>
Year Built <b>0</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>0</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>0</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>0</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
					%	%	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