

REID, SHARON
34 SUNNY BROOK CIRCLE
NORTH WATERBORO ME 04061

B10341P313 B18332P848 B19130P602

Previous Owner
COTE, RONALD A & CHRISTOPHER M
COTE, JENNIFER A
34 SUNNYBROOK CIRCLE
NORTH WATERBORO ME 04061
Sale Date: 10/06/2022

Previous Owner
COTE RONALD A
34 SUNNY BROOK CIRCLE

NORTH WATERBORO ME 04061
Sale Date: 8/06/2020

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
21.0203 - removed homestead exemption, he receives it in Florida -sb
23.1213 - removed land influence factor for secondary lot - vv

Waterboro

Property Data			Assessment Record								
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total				
Tree Growth Year 0			2012	37,500	123,000	10,000	150,500				
1ST MORTGAGE 0			2013	37,500	123,000	10,000	150,500				
2ND MORTGAGE 0			2014	45,000	132,600	10,000	167,600				
Zone/Land Use 47 Lake Arrowhead			2015	37,500	123,000	10,000	150,500				
Secondary Zone			2016	18,800	121,900	15,000	125,700				
Topography 2 Rolling			2017	18,800	121,900	15,000	125,700				
1.Level 4.Below St 7.Steep			2018	18,800	121,900	20,000	120,700				
2.Rolling 5.Low 8.Wet			2019	18,800	121,900	20,000	120,700				
3.Above St 6.Swampy 9.Lev/Roll			2020	18,800	122,400	20,000	121,200				
Utilities 9 No Water/No Sewer			2021	20,600	122,400	24,500	118,500				
1.Public 4.Improve 7.Improve			2022	22,500	134,700	0	157,200				
2.Water 5.Improve 8.			2023	24,800	149,300	0	174,100				
3.Sewer 6.Improve 9.None			2024	27,800	167,700	0	195,500				
Street 3 Gravel			2025	50,000	236,700	0	286,700				
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		Frontage	Depth	Factor	Code			
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved		
Sale Data			13.Waterfront				%		2.Excess Ftg /De		
Sale Date 10/06/2022			14.Rear Land				%		3.Topography		
Price 350,000			15.Misc				%		4.Size/Shape		
Sale Type 2 Land & Buildings							%		5.Access or Rear		
1.Land 4.Mobile 7.							%		6.Restriction		
2.L & B 5.Other 8.			Square Foot				%		7.Open Space		
3.Building 6. 9.			16.Regular Lot	16		1	100	%	0	8.View/Environ	
Financing 9 Unknown			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 1 Arms Length Sale							%			33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre				%			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 5 Public Record			23.Non Conforming				%			37.Softwood	
1.Buyer 4.Agent 7.Family			Acres				%			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	
			Total Acreage 0.00								45.Camp Lot
											46.Site Improve

