

REYNOLDS, DANIEL J
97 SUNNY BROOK CIRCLE
NORTH WATERBORO ME 04061

B11049P182 B15449P942 B18834P265

Previous Owner
COTTER PARTRICK M & MANDI L
20 BAKER MOUNTAIN DR

WINDHAM ME 04062
Sale Date: 10/08/2021

Previous Owner
HUSTUS JAMES C
41 WEST SUNNY BROOK CIRCLE

N WATERBORO ME 04061
Sale Date: 5/25/2004

Inspection Witnessed By:

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

Notes:

Waterboro

| Property Data | | | Assessment Record | | | | | | | |
|---|--|--|---------------------------|----------------------|------------------|--------------|------------------|-------------|------------------------|-------------------|
| Neighborhood 1 LAC WEST | | | Year | Land | Buildings | Exempt | Total | | | |
| Tree Growth Year 0 | | | 2012 | 45,000 | 160,400 | 0 | 205,400 | | | |
| 1ST MORTGAGE 0 | | | 2013 | 45,000 | 160,400 | 0 | 205,400 | | | |
| 2ND MORTGAGE 0 | | | 2014 | 45,000 | 160,400 | 0 | 205,400 | | | |
| Zone/Land Use 47 Lake Arrowhead | | | 2015 | 45,000 | 160,400 | 0 | 205,400 | | | |
| Secondary Zone | | | 2016 | 22,500 | 160,400 | 0 | 182,900 | | | |
| Topography 2 Rolling | | | 2017 | 22,500 | 160,400 | 0 | 182,900 | | | |
| 1.Level 4.Below St 7.Steep | | | 2018 | 22,500 | 160,400 | 0 | 182,900 | | | |
| 2.Rolling 5.Low 8.Wet | | | 2019 | 22,500 | 160,400 | 0 | 182,900 | | | |
| 3.Above St 6.Swampy 9.Lev/Roll | | | 2020 | 22,500 | 161,900 | 0 | 184,400 | | | |
| Utilities 9 No Water/No Sewer | | | 2021 | 24,800 | 161,900 | 0 | 186,700 | | | |
| 1.Public 4.Improve 7.Improve | | | 2022 | 27,000 | 178,100 | 0 | 205,100 | | | |
| 2.Water 5.Improve 8. | | | 2023 | 29,700 | 197,500 | 0 | 227,200 | | | |
| 3.Sewer 6.Improve 9.None | | | 2024 | 33,300 | 222,500 | 0 | 255,800 | | | |
| Street 3 Gravel | | | 2025 | 50,000 | 304,600 | 0 | 354,600 | | | |
| 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 10/08/2021 | | | 14.Rear Land | | | | % | | 3.Topography | |
| Price 325,000 | | | 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 | Square Feet | | | % | | 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 | | | | % | | Acres | |
| 2.FHA/VA 5.Private 8. | | | 19.Condominium | | | | % | | 30.Rear (201+) | |
| 3.Assumed 6.Cash 9.Unknown | | | 20.Pavement | | | | % | | 31.Tillable/Horti | |
| Validity 1 Arms Length Sale | | | | | | | % | | 32.Pasture | |
| 1.Valid 4.Split 7.Renovate | | | Fract. Acre | Acreege/Sites | | | | | 33.Orchard | |
| 2.Related 5.Partial 8.Other | | | 21.Homesite (Frac | | | | % | | 34.Frontage | |
| 3.Distress 6.Exempt 9. | | | 22.Vacant Lot (Fr | | | | % | | 35.Triangular Lot | |
| Verified 5 Public Record | | | 23.Non Conforming | | | | % | | 36.Commercial | |
| 1.Buyer 4.Agent 7.Family | | | Acres | | | | % | | 37.Softwood | |
| 2.Seller 5.Pub Rec 8.Other | | | 24.Excess (5-10) | | | | % | | 38.Mixed Wood | |
| 3.Lender 6.MLS 9. | | | 25.Excess (10+) | | | | % | | 39.Hardwood | |
| | | | 26.Excess | | | | % | | 40.Wasteland | |
| | | | 27.Rear (1-100) | | | | % | | 41.Gravel Pit (Ac | |
| | | | 28.Rear (101-150) | | | | % | | 42.Mobile Home Si | |
| | | | 29.Rear (151-200) | | | | % | | 43.Condo Site | |
| | | | Total Acreage 0.00 | | | | | | | 44.Utility ROW |
| | | | | | | | | | | 45.Camp Lot |
| | | | | | | | | | | 46.Site Improveme |

Waterboro

Map Lot 046-002-151

Account 3701

Location 97 SUNNY BROOK CIRCLE

Card 1 Of 1 9/23/2024

| | | | | | | | | | | | | | | | | |
|---|--------------------|---|---------------------|-------------------|----------|-------------------------------|------------------------|-------------------|--------------------------|---------|---------|--------------------------|--------|-------------------|--|--|
| Building Style | 4 Cape Cod | SF Bsmt Living | 0 | | | Layout | 1 Typical | | | | | | | | | |
| 1.Conv | 5.Garr/Col | Fin Bsmt Grade | 0 0 | | | 1.Typical | 4. | 7. | | | | | | | | |
| 2.Ranch | 6.Split | OPEN 5 OPTIONAL | | | 2.Inadeq | 5. | 8. | | | | | | | | | |
| 3.R Ranch | 7.Contemp/ | Heat Type | 100% 1 Hot Water BB | | | 3.Not func | 6. | 9. | | | | | | | | |
| 4.Cape | 8.Log | 1.HWBB | 5.FWA | 9.No Heat | | | Attic 9 None | | | | | | | | | |
| Dwelling Units | 1 | 2.HWCI | 6.GravWA | | | 1.1/4 Fin | 4.Full Fin | 7.1/4 Unfi | | | | | | | | |
| Other Units | 0 | 3.HWRAD | 7.Electric | | | 2.1/2 Fin | 5.FI/Stair 8. | | | | | | | | | |
| Stories | 4 One & 1/2 Story | | 4.Steam | 8.FI/WallM | | | 3.3/4 Fin | 6.1/2 Unfi 9.None | | | | | | | | |
| 1.1 | 4.1.50 | Cool Type | 0% 9 None | | | Insulation 1 Full | | | | | | | | | | |
| 2.2 | 5.1.75 | 1.Refrig | 4.W&C Air | | | 1.Full | 4.Minimal 7. | | | | | | | | | |
| 3.3 | 6.2.50 | 2.Evapor | 5. | | | 2.Heavy | 5.Unk 8. | | | | | | | | | |
| Exterior Walls | 8 Aluminum/Vinyl | | 3.H Pump | 6. | | | 3.Capped | 6. | | | | | | | | |
| 0.Wood | 4.Asb/Asph | Kitchen Style | 2 Typical | | | Unfinished % 0% | | | | | | | | | | |
| 1.Wood | 5.T-111 | 1.Modern | 4.Obsolete | | | Grade & Factor 3 Average 110% | | | | | | | | | | |
| 2.Wd Sh | 6.Br/St | 2.Typical | 5. | | | 1.E Grade | 4.B Grade | 7.AAA Grad | | | | | | | | |
| 3.Compos. | 7.Nov | 3.Old Type | 6. | | | 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 | 1.Modern | 4.Obsolete | | | SQFT (Footprint) 816 | | | | | | | | | | |
| 2.Slate | 5.Wood | 2.Typical | 5. | | | Condition 7 Very Good | | | | | | | | | | |
| 3.Metal | 6.Other | 3.Old Type | 6. | | | 1.Poor | 4.Avg | 7.V G | | | | | | | | |
| SF Masonry Trim | 0 | | # Rooms | 6 | | | 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 | 2000 | | # Half Baths | 1 | | | 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 |  | | | | | | | 2.O-Built | 5.CDU | 8.Other | | | | | |
| 2.C Block | 5.Slab | | | | | | | | 3.Damage | 6.Style | | 9.None | | Econ. % Good 100% | | |
| 3.Br/Stone | 6.Prs/Post | | | | | | | | Economic Code None | | | 0.None 3.Services 7. | | | | |
| Basement | 4 Full Basement | | | | | | | | 1.Location 4.Traffic 8. | | | 2.Encroach 9.None 9. | | | | |
| 1.1/4 Bmt | 4.Full Bmt | | | | | | | | Entrance Code 0 | | | 1.Interior 4.Vacant 7. | | | | |
| 2.1/2 Bmt | 5.None | | | | | | | | 2.Refusal 5.Estimate 8. | | | 3.Informed 6.Office 9.RS | | | | |
| 3.3/4 Bmt | 6. | | | | | | | | Information Code 0 | | | 1.Owner 4.Agent 7. | | | | |
| Bsmt Gar # Cars | 0 | | | | | | | | 2.Relative 5.Estimate 8. | | | 3.Tenant 6.Other 9.SNY | | | | |
| Wet Basement | 1 Dry Basement | | | | | | | | Date Inspected | | | | | | | |
| 1.Dry | 4. | | | | | | | | Date Inspected | | | | | | | |
| 2.Damp | 5. | | | | | | | | Date Inspected | | | | | | | |
| 3.Wet | 6. | | | | | | | | Date Inspected | | | | | | | |
| Additions, Outbuildings & Improvements | | | | | | | | | | | | | | | | |
| Type | Year | | | | | | | | Units | Grade | Cond | Phys. | Funct. | Sound Value | | |
| 60 1.25 ST Gar | 0 | | | | | | | | 624 | 0 0 | 0 | 0 | 0 | 1.One Story Fram | | |
| 68 Wood Deck | 0 | 338 | 0 0 | 0 | 0 | 0 | 2.Two Story Fram | | | | | | | | | |
| 24 Frame Shed | 0 | 96 | 0 0 | 0 | 0 | 0 | 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 | | | | | | | | | |