

SOLONIEWICZ CHRISTIAN J

86 SUNNY BROOK CIRCLE

NORTH WATERBORO ME 04061
B14507P101 B16635P539

Previous Owner
PARKER LISA R & TROY J
POB 625

BIDDEFORD ME 04005
Sale Date: 6/27/2005

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			2005	5,200	0	0	5,200																																																																																																																																																																																																										
1ST MORTGAGE 0			2006	15,200	63,060	0	78,260																																																																																																																																																																																																										
2ND MORTGAGE 0			2007	15,200	0	0	15,200																																																																																																																																																																																																										
Zone/Land Use 47 Lake Arrowhead			2008	45,000	144,800	0	189,800																																																																																																																																																																																																										
Secondary Zone			2010	45,000	144,800	13,000	176,800																																																																																																																																																																																																										
Topography 2 Rolling			2011	45,000	144,800	10,000	179,800																																																																																																																																																																																																										
1.Level 4.Below St 7.Steep			2012	45,000	144,800	10,000	179,800																																																																																																																																																																																																										
2.Rolling 5.Low 8.Wet			2013	45,000	144,800	10,000	179,800																																																																																																																																																																																																										
3.Above St 6.Swampy 9.Lev/Roll			2014	45,000	144,800	10,000	179,800																																																																																																																																																																																																										
Utilities 9 No Water/No Sewer			2015	45,000	144,800	10,000	179,800																																																																																																																																																																																																										
1.Public 4.Improve 7.Improve			2016	22,500	144,800	15,000	152,300																																																																																																																																																																																																										
2.Water 5.Improve 8.			2017	22,500	144,800	15,000	152,300																																																																																																																																																																																																										
3.Sewer 6.Improve 9.None																																																																																																																																																																																																																	
Street 3 Gravel																																																																																																																																																																																																																	
1.Paved 4.Proposed 7.ROW			<table border="1"> <thead> <tr> <th colspan="2">Front Foot</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Type</th> <th></th> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>11.Ossipee WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>1.Unimproved</td> </tr> <tr> <td>12.Arrowhead WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>2.Excess Ftg /De</td> </tr> <tr> <td>13.Waterfront</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>3.Topography</td> </tr> <tr> <td>14.Rear Land</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>4.Size/Shape</td> </tr> <tr> <td>15.Misc</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>5.Access or Rear</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>6.Restriction</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>7.Open Space</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>8.View/Environ</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>9.Fract Share</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>Acres</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>30.Rear (201+)</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>31.Tillable/Horti</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>32.Pasture</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>33.Orchard</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>34.Frontage</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>35.Triangular Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>36.Commercial</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>37.Software</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>38.Mixed Wood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>39.Hardwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>40.Wasteland</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>41.Gravel Pit (Ac</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>42.Mobile Home Si</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>43.Condo Site</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>44.Utility ROW</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>45.Camp Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>46.Site Improve</td> </tr> </tbody> </table>					Front Foot		Effective		Influence		Influence Codes	Type		Frontage	Depth	Factor	Code	11.Ossipee WF				%		1.Unimproved	12.Arrowhead WF				%		2.Excess Ftg /De	13.Waterfront				%		3.Topography	14.Rear Land				%		4.Size/Shape	15.Misc				%		5.Access or Rear					%		6.Restriction					%		7.Open Space					%		8.View/Environ					%		9.Fract Share					%		Acres					%		30.Rear (201+)					%		31.Tillable/Horti					%		32.Pasture					%		33.Orchard					%		34.Frontage					%		35.Triangular Lot					%		36.Commercial					%		37.Software					%		38.Mixed Wood					%		39.Hardwood					%		40.Wasteland					%		41.Gravel Pit (Ac					%		42.Mobile Home Si					%		43.Condo Site					%		44.Utility ROW					%		45.Camp Lot					%		46.Site Improve
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3.Lender 6.MLS 9.																																																																																																																																																																																																																	

Waterboro

Map Lot 046-002-070

Account 3631

Location 86 SUNNY BROOK CIRCLE

Card 1 Of 1 9/06/2016

Building Style	4 Cape Cod			SF Bsmt Living	0			Layout	1 Typical		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	0 0			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.HWB	5.FWA	9.No Heat		Attic 9 None			
Dwelling Units 1				2.HWCI	6.GravWA	10.		1.1/4 Fin	4.Full Fin	7.	
Other Units 0				3.HWRAD	7.Electric	11.		2.1/2 Fin	5.F/Stair	8.	
Stories 4 One & 1/2 Story				4.Steam	8.Fi/WallM	12.		3.3/4 Fin	6.	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 8 Aluminum/Vinyl				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 110%			
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) 864			
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition 8 Excellent			
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G	
SF Masonry Trim 0				# Rooms 6				2.Fair	5.Avg+	8.Exc	
OPEN-3-CUSTOM 0				# Bedrooms 3				3.Avg-	6.Good	9.Same	
OPEN-4-CUSTOM 0				# Full Baths 1				Phys. % Good 0%			
Year Built 2005				# 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	7.		Economic Code None				2.O-Built	5.CDU	8.Other	
2.C Block	5.Slab	8.		0.None 3.Services 7.				3.Damage	6.Style	9.None	
3.Br/Stone	6.Pr/Post	9.		1.Location 4.Traffic 8.				Econ. % Good 100%			
Basement 4 Full Basement				Entrance Code 0				Economic Code None			
1.1/4 Bmt	4.Full Bmt	7.		1.Interior 4.Vacant 7.				0.None 3.Services 7.			
2.1/2 Bmt	5.None	8.		2.Refusal 5.Estimate 8.				1.Location 4.Traffic 8.			
3.3/4 Bmt	6.	9.None		3.Informed 6.Office 9.				2.Encroach 9.None 9.			
Bsmt Gar # Cars 1				Information Code 0				1.Owner 4.Agent 7.			
Wet Basement 1 Dry Basement				1.Relative 5.Estimate 8.				2.Relative 5.Estimate 8.			
1.Dry	4.	7.		3.Tenant 6.Other 9.				3.Tenant 6.Other 9.			
2.Damp	5.	8.									
3.Wet	6.	9.									

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	55	0 0	0	0 %	0 %		
					%	%		
					%	%		
					%	%		
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