

SMITH, VAUGHAN M

85 PINECREST CIRCLE

N WATERBORO ME 04061
B10496P275 B16525P368

Previous Owner
DURRELL AMBER M
85 PINECREST CIR

N WATERBORO ME 04061
Sale Date: 2/05/2013

Previous Owner
KILMARTIN DEBORAH
22 BAILEY STREET

PORTLAND ME 04103
Sale Date: 7/26/2005

Previous Owner
WILLS CORA M &
MCKAKIN TIMOTHY M
85 PINECREST CIRCLE
N WATERBORO ME 04061
Sale Date: 11/08/2004

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	15,200	71,400	0	86,600		
1ST MORTGAGE 0			2006	15,200	71,400	0	86,600		
2ND MORTGAGE 0			2007	15,200	71,400	0	86,600		
Zone/Land Use 47 Lake Arrowhead			2008	30,000	136,200	0	166,200		
Secondary Zone			2010	30,000	136,200	0	166,200		
Topography 2 Rolling			2011	30,000	136,200	10,000	156,200		
1.Level 4.Below St 7.Steep			2012	30,000	136,200	10,000	156,200		
2.Rolling 5.Low 8.Wet			2013	30,000	136,200	0	166,200		
3.Above St 6.Swampy 9.Lev/Roll			2014	30,000	136,200	0	166,200		
Utilities 9 No Water/No Sewer			2015	30,000	136,200	0	166,200		
1.Public 4.Improve 7.Improve			2016	15,000	136,200	0	151,200		
2.Water 5.Improve 8.			2017	15,000	136,200	0	151,200		
3.Sewer 6.Improve 9.None									
Street 3 Gravel									
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF					1.Unimproved	
BUILDING USE 0			12.Arrowhead WF					2.Excess Ftg / De	
Sale Data			13.Waterfront					3.Topography	
			14.Rear Land					4.Size/Shape	
Sale Date 2/05/2013			15.Misc					5.Access or Rear	
Price 104,000								6.Restriction	
Sale Type 2 Land & Buildings								7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.				16.Regular Lot	16	1	100 %	0	9.Fract Share
3.Building 6. 9.			17.Secondary Lot					Acres	
Financing 1 Conventional			18.Excess Land					30.Rear (201+)	
1.Convent 4.Seller 7.			19.Condominium					31.Tillable/Horti	
2.FHA/VA 5.Private 8.			20.Pavement					32.Pasture	
3.Assumed 6.Cash 9.Unknown								33.Orchard	
Validity 1 Arms Length Sale			Fract. Acre	Acres/Sites				34.Frontage	
1.Valid 4.Split 7.Renovate				21.Homesite (Frac					35.Triangular Lot
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr					36.Commercial	
3.Distress 6.Exempt 9.			23.Non Conforming					37.Softwood	
Verified 1 Buyer			Acres					38.Mixed Wood	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)					39.Hardwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)					40.Wasteland	
3.Lender 6.MLS 9.			26.Excess (OS)					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	


Waterboro

Map Lot 046-002-127

Account 3679

Location 85 PINECREST 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	1 Wood Siding		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 100%	
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)	840	
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition	5 Above Average	
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	1988		# 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.						
2.C Block	5.Slab	8.						
3.Br/Stone	6.Pr/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								

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	140	0 0	0	0 %	0 %	
24 Frame Shed	0	48	0 0	0	0 %	0 %	
23 Frame Garage	0	440	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

