

LITCHFIELD, DIANNE
PO BOX 404
WATERBORO ME 04087

B7158P26 B17617P70 B19185P334

Previous Owner
LITCHFIELD DIANNE L
LITCHFIELD, SCOT C
PO BOX 404
WATERBORO ME 04087
Sale Date: 5/14/2021

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
18.0501 - combined 001-018-004 (3.50 acres) with this lot (1.00 acres) per deed dated 12/01/17, B17617/P70 -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 50 MAIN ST SO. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	32,500	37,800	10,000	60,300		
1ST MORTGAGE 0			2013	32,500	37,800	10,000	60,300		
2ND MORTGAGE 0			2014	32,500	37,800	10,000	60,300		
Zone/Land Use 21 Village			2015	32,500	37,800	10,000	60,300		
Secondary Zone			2016	27,600	37,800	15,000	50,400		
Topography 2 Rolling			2017	27,600	37,800	15,000	50,400		
1.Level 4.Below St 7.Steep			2018	27,600	37,800	20,000	45,400		
2.Rolling 5.Low 8.Wet			2019	30,100	37,800	20,000	47,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	30,100	39,100	20,000	49,200		
Utilities 9 No Water/No Sewer			2021	33,100	39,100	24,500	47,700		
1.Public 4.Improve 7.Improve			2022	36,100	43,100	25,000	54,200		
2.Water 5.Improve 8.			2023	39,700	47,800	25,000	62,500		
3.Sewer 6.Improve 9.None			2024	44,500	53,600	25,000	73,100		
Street 3 Gravel			2025	58,800	60,500	25,000	94,300		
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	
Sale Date 5/14/2021			14.Rear Land			%		4.Size/Shape	
Price			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.						%		8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing 9 Unknown			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		33.Orchard	
Validity 2 Related Parties			Fract. Acre	Acreege/Sites				34.Frontage	
1.Valid 4.Split 7.Renovate				21.Homesite (Frac	21	1.00	50 %	6	35.Triangular Lot
2.Related 5.Partial 8.Other				22.Vacant Lot (Fr	24	3.50	100 %	0	36.Commercial
3.Distress 6.Exempt 9.			23.Non Conforming			%		37.Softwood	
Verified 5 Public Record			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			%		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		4.50			45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 001-018-002 & 004

Account 24

Location 6 SAND CROSSING ROAD

Card 1 Of 1 9/25/2024

Building Style 0 1.Conv 5.Garr/Col 9.Other 2.Ranch 6.Split 10.Mohome 3.R Ranch 7.Contemp/ 11.Condo 4.Cape 8.Log 12. Dwelling Units 0 Other Units 0 Stories 0 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9. Exterior Walls 0 Wood Siding 0.Wood 4.Asb/Asph 8.Alum/Vin 1.Wood 5.T-111 9.Other 2.Wd Sh 6.Br/St 11. 3.Compos. 7.Nov 12. Roof Surface 0 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9. SF Masonry Trim 0 OPEN-3- 0 OPEN-4- 0 Year Built 0 Year Remodeled 0 Foundation 0 1.Concrete 4.Wood 7. 2.C Block 5.Slab 8. 3.Br/Stone 6.Prs/Post 9. Basement 0 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 0 1.Dry 4. 7. 2.Damp 5. 8. 3.Wet 6. 9.	SF Bsmt Living 0 Fin Bsmt Grade 0 0 OPEN 5 OPTIONAL 0 Heat Type 100% 0 1.HWBB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.HWRAD 7.Electric 11. 4.Steam 8.F/WallM 12. Cool Type 0% 9 None 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style 0 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style 0 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms 0 # Bedrooms 0 # Full Baths 0 # Half Baths 0 # Addn Fixtures 0 # Fireplaces 0	Layout 0 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. Attic 0 1.1/4 Fin 4.Full Fin 7.1/4 Unfi 2.1/2 Fin 5.FI/Stair 8. 3.3/4 Fin 6.1/2 Unfi 9.None Insulation 0 1.Full 4.Minimal 7. 2.Heavy 5.Unk 8. 3.Capped 6. 9.None Unfinished % 0% Grade & Factor 0 0% 1.E Grade 4.B Grade 7.AAA Grad 2.D Grade 5.A Grade 8. 3.C Grade 6.AA Grade 9.Same SQFT (Footprint) 0 Condition 0 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good 0% Funct. % Good 100% Functional Code 9 None 1.Incomp 4.Small 7.Layout 2.O-Built 5.CDU 8.Other 3.Damage 6.Style 9.None Econ. % Good 100% Economic Code None 0.None 3.Services 7. 1.Location 4.Traffic 8. 2.Encroach 9.None 9. Entrance Code 0 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8. 3.Informed 6.Office 9.RS Information Code 0 1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.SNY
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Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14Mobile Home	1992	14x66	3 100	4	75 %	100 %		1.One Story Fram 2.Two Story Fram 3.Three Story Fr
23 Frame Garage	1997	784	0 0	0	0 %	0 %		4.1 & 1/2 Story 5.1 & 3/4 Story
68 Wood Deck	2004	456	0 0	0	0 %	0 %		6.2 & 1/2 Story
103 MH CONC. SLAB	0	924	0 0	0	0 %	0 %		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

