

THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF: DEED BOOK 22330 PAGE 12 COUNTY Cumberland
 PLAN BOOK 19 PAGE 23 LOT ---
 PLAN BOOK unrecorded PAGE --- LOT Garron

ADDRESS: 77 Cottage Road, Windham, Maine

Job Number: 789-26

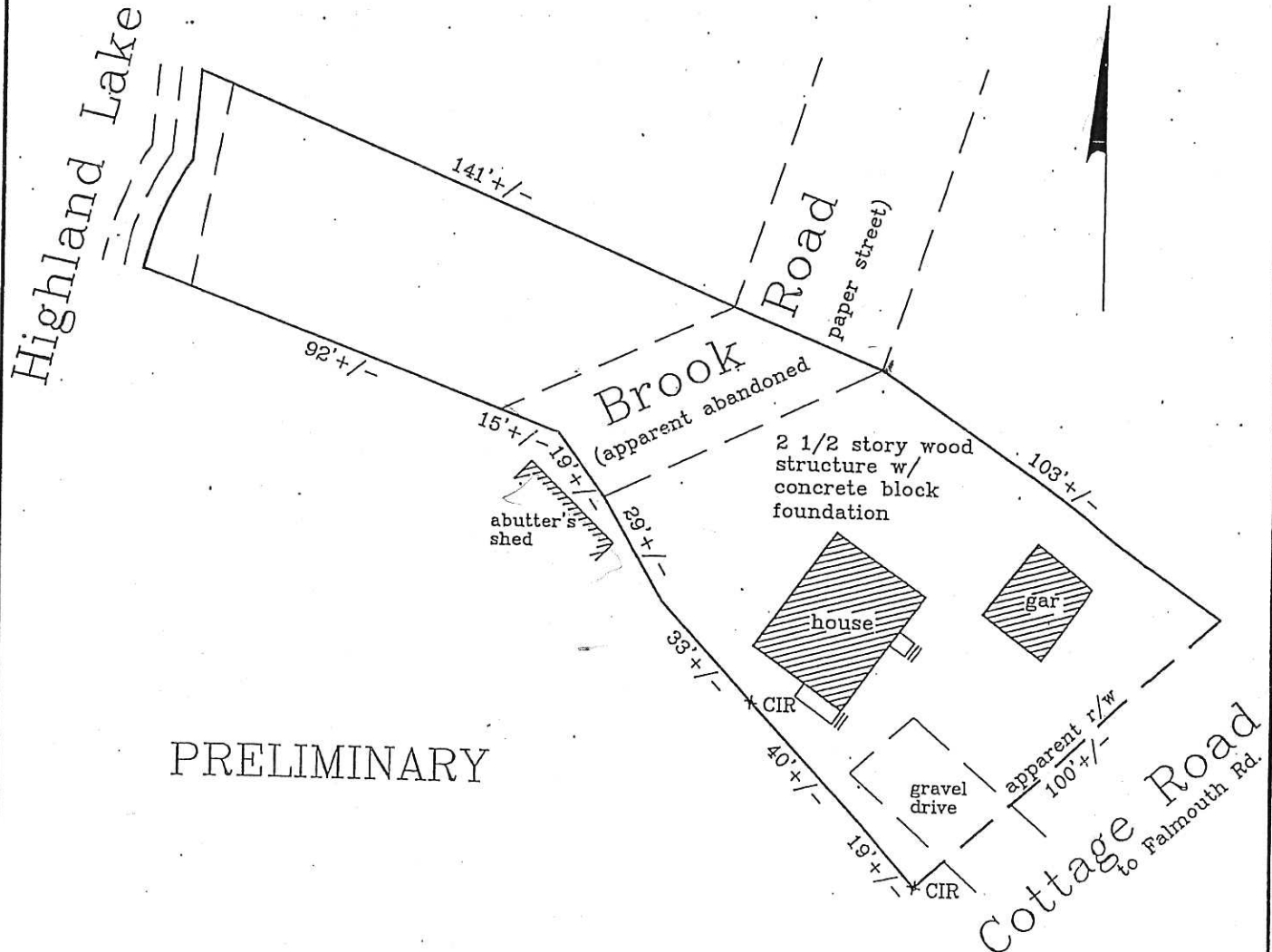
Inspection Date: 9-18-13

Scale: 1" = 40'

Client File #: 13res9380

Buyer: Nathan S. Waterbury

Sellers: Kevin Garron & Celia Springer Garron



I HEREBY CERTIFY TO: H&D Title & Closing Services; Residential

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel 230189-0030 B :

The structure does not fall within the special flood hazard zone.

The land does ~~XXX~~ fall within the special flood hazard zone.

A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

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Livingston-Hughes

Professional Land Surveyors

88 Guinea Road

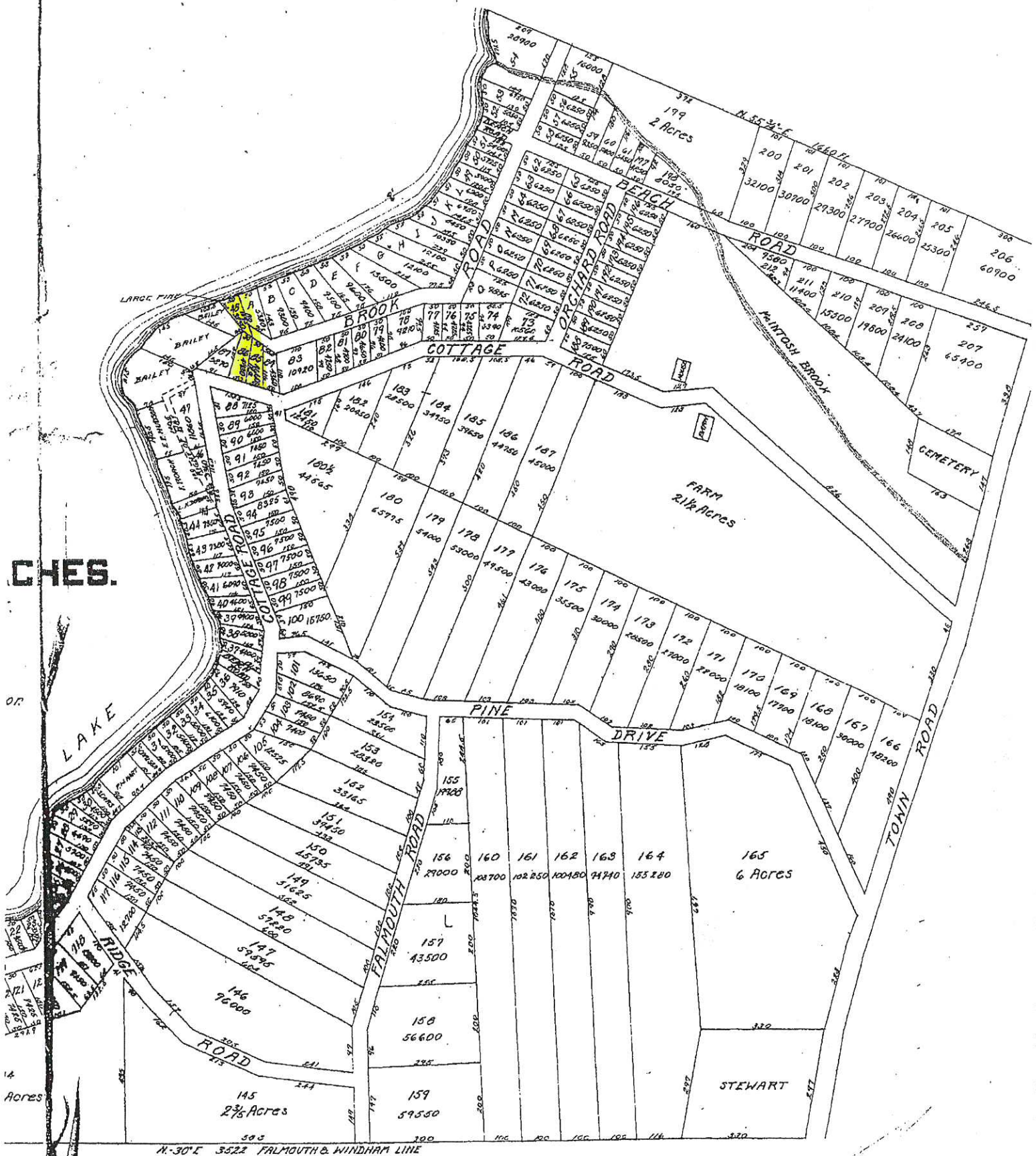
Kennebunkport, Maine 04046

207-967-9761 phone 207-967-4831 fax

www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

CHES.



N. 30° E 3522 FALMOUTH & WINDHAM LINE

77 COTTAGE RD

Location 77 COTTAGE RD

Mblu 31/ 50/ / /

Acct# W4254R

Owner WATERBURY NATHAN S &

Assessment \$183,100

PID 3766

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$122,000	\$61,100	\$183,100

Owner of Record

Owner WATERBURY NATHAN S &
Co-Owner WATERBURY KARA
Address 77 COTTAGE ROAD
WINDHAM, ME 04062

Sale Price \$0
Certificate
Book & Page 32750/ 155
Sale Date 10/23/2015
Instrument JT

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WATERBURY NATHAN S &	\$0		32750/ 155	JT	10/23/2015
WATERBURY NATHAN S	\$246,400		31109/ 1	02	10/18/2013
GARRON KEVIN &	\$0		22330/ 112	QC	02/09/2005
GARRON KEVIN &	\$0	1	16423/ 193		05/16/2001
SPRINGER DOROTHY M	\$0		10283/ 164		08/21/1992

Building Information

Building 1 : Section 1

Year Built: 1987
Living Area: 1,768
Replacement Cost: \$135,503
Building Percent 90
Good:
Replacement Cost
Less Depreciation: \$122,000

Building Attributes

Field	Description
Style	Colonial
Model	Residential
Grade:	Average
Stories:	2.25
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Average

Building Photo



(<http://images.vgsi.com/photos/WindhamMEPhotos//\00\01\13/>)

Building Layout



Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	884	884
FUS	Upper Story, Finished	884	884
UAT	Attic, Unfinished	884	0
UBM	Basement, Unfinished	442	0
WDK	Deck, Wood	40	0
		3,134	1,768

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Land Line Valuation

Use Code 1010
Description SINGLE FAM
Zone FR
Neighborhood 2815
Alt Land Appr No
Category

Size (Acres) 0.23
Frontage
Depth
Assessed Value \$61,100

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$122,000	\$61,100	\$183,100
2015	\$122,000	\$61,100	\$183,100
2014	\$122,000	\$61,100	\$183,100

Valuation History

Exemptions			
Exemption Year	Code	Description	Amount
2016	7	HOMESTEAD	\$20,000

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THESE MAPS ARE FOR ASSESSMENT PURPOSES ONLY AND ARE NOT FOR CONVEYANCE.

These Tax Maps are based on original maps compiled by James W. Sewall Co.

TOWN OF WINDHAM CUMBERLAND COUNTY, MAINE 2016 PROPERTY MAPS

SOURCES:
Windham Tax Assessor's Office
Completion Date: April 1, 2016
UTM NAD83 Z19N
Prepared by: Windham GIS Dept.
Scale is based on printing at 24" x 36".

Legend
County
Condominium
Farmstead
Hook
36 Property Lines
PMO ROW Easement
ROW Easement
Streams
Shoreline Number
Pin Line
Utility
Vegetated Subdivision
Subject Map

Map 31

