

BOAK ANDRA M
46 GERRY LN
WATERBORO ME 04087

B7035P200 B15541P876 B15656P393 B15717P675

Previous Owner
GERRY CURTIS E & MARIE E
C/O TD BANKNORTH
PO BOX 9540
PORTLAND ME 04112 9540
Sale Date: 11/06/2009

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
22.1123 - Removed Veteran Exemption; customer informed us she is not a veteran & this exemption was on her account by mistake - vlw

Waterboro

Property Data			Assessment Record						
Neighborhood 62 SAND CROSSING RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	69,300	124,800	6,000	188,100		
1ST MORTGAGE 0			2013	69,300	124,800	6,000	188,100		
2ND MORTGAGE 0			2014	69,300	124,800	6,000	188,100		
Zone/Land Use 11 Residential			2015	69,300	124,800	6,000	188,100		
Secondary Zone			2016	58,000	124,800	6,000	176,800		
Topography 2 Rolling			2017	58,000	124,800	6,000	176,800		
1.Level 4.Below St 7.Steep			2018	58,000	124,800	6,000	176,800		
2.Rolling 5.Low 8.Wet			2019	58,000	124,800	6,000	176,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,000	135,800	6,000	187,800		
Utilities 9 No Water/No Sewer			2021	63,800	135,800	5,880	193,720		
1.Public 4.Improve 7.Improve			2022	69,600	149,300	6,000	212,900		
2.Water 5.Improve 8.			2023	76,500	165,600	6,000	236,100		
3.Sewer 6.Improve 9.None			2024	85,800	186,200	25,000	247,000		
Street 3 Gravel			2025	96,600	210,400	25,000	282,000		
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 11/06/2009			14.Rear Land				%		3.Topography
Price 199,900			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				%		8.View/Environ
Financing 1 Conventional			17.Secondary Lot				%		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	21	1.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	1.60	100	%	0	35.Triangular Lot
Verified 1 Buyer			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		2.60				44.Utility ROW
									45.Camp Lot
									46.Site Improve


Waterboro

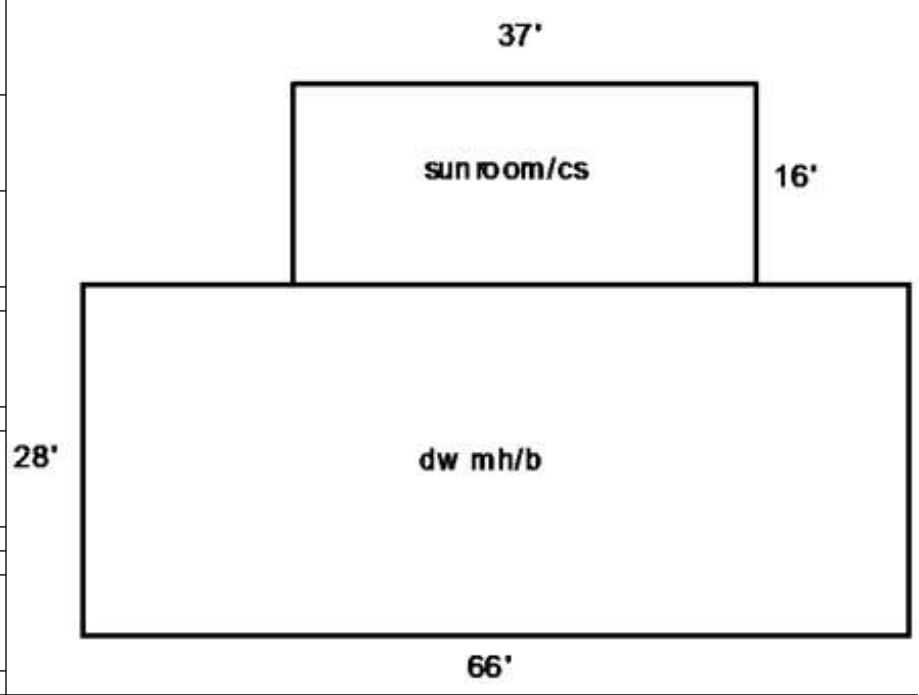
Map Lot 001-023-004

Account 35

Location 46 GERRY LANE

Card 1 Of 1 9/25/2024

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



Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
72	2004	592	4 100	4	0 %	100 %		1.One Story Fram	
63 Swimming Pool	2004	800	3 100	4	75 %	75 %		2.Two Story Fram	
24 Frame Shed	2004	32	3 100	4	0 %	100 %		3.Three Story Fr	
999 Double Wide	1995	28x66	4 100	4	0 %	100 %		4.1 & 1/2 Story	
27 Unfin Basement	1995	1848	3 100	4	0 %	100 %		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	