

GIORDANO, JOHN E
GIORDANO, CHRISTINA
155 WEST ROAD
WATERBORO ME 04087

B13073P98 B18528P177

Previous Owner
GOULD RICHARD V
GOULD, LORRI E
155 WEST ROAD
WATERBORO ME 04087
Sale Date: 1/15/2021

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 59 WEST RD S			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	71,400	149,600	10,000	211,000		
1ST MORTGAGE 0			2013	71,400	149,600	10,000	211,000		
2ND MORTGAGE 0			2014	71,400	149,600	10,000	211,000		
Zone/Land Use 11 Residential			2015	71,400	149,600	10,000	211,000		
Secondary Zone			2016	59,000	149,600	15,000	193,600		
Topography 1 Level			2017	59,000	149,600	15,000	193,600		
1.Level 4.Below St 7.Steep			2018	59,000	149,600	20,000	188,600		
2.Rolling 5.Low 8.Wet			2019	59,000	149,600	20,000	188,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	59,000	150,800	20,000	189,800		
Utilities 9 No Water/No Sewer			2021	64,900	150,800	24,500	191,200		
1.Public 4.Improve 7.Improve			2022	70,800	165,900	0	236,700		
2.Water 5.Improve 8.			2023	77,800	184,000	25,000	236,800		
3.Sewer 6.Improve 9.None			2024	87,300	206,600	25,000	268,900		
Street 1 Paved			2025	95,600	241,100	25,000	311,700		
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 1/15/2021			14.Rear Land				%		3.Topography
Price 425,000			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 9 Unknown			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	26	3.00	100	%	0	35.Triangular Lot
Verified 5 Public Record			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		4.00				44.Utility ROW
									45.Camp Lot
									46.Site Improve


Waterboro

Map Lot 003-002

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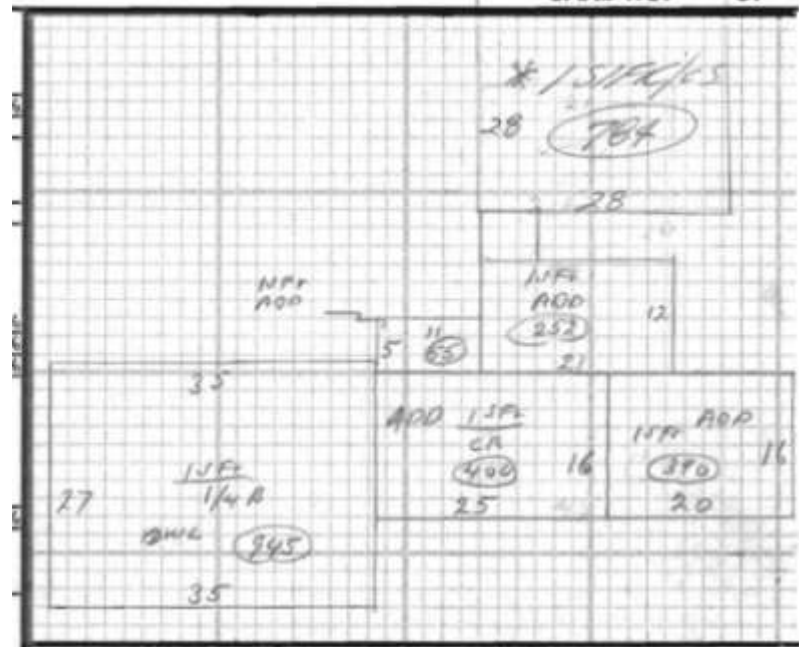
Location 155 WEST ROAD

Card 1 Of 2 9/25/2024

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% 5 Force Warm Air	3.Not func	6. 9.
4.Cape	8.Log 12.	1.HWBB	5.FWA 9.No Heat	Attic 4 Full Finished	
Dwelling Units 1		2.HWCI	6.GravWA 10.	1.1/4 Fin	4.Full Fin 7.1/4 Unfi
Other Units 0		3.HWRAD	7.Electric 11.	2.1/2 Fin	5.FI/Stair 8.
Stories 1 One Story		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	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) 945	
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition 4 Average	
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G
SF Masonry Trim 0		# Rooms	10	2.Fair	5.Avg+ 8.Exc
OPEN-3- 0		# Bedrooms	0	3.Avg-	6.Good 9.Same
OPEN-4- 0		# Full Baths	4	Phys. % Good 0%	
Year Built 1800		# Half Baths	2	Funct. % Good 100%	
Year Remodeled 2007		# Addn Fixtures	1	Functional Code 9 None	
Foundation 3 Brick &/or Stone		# Fireplaces	1	1.Incomp	4.Small 7.Layout
1.Concrete	4.Wood 7.				
2.C Block	5.Slab 8.				
3.Br/Stone	6.Prs/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				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	

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	400	0 0	4	0 %	0 %		1.One Story Fram
1 One Story Frame	0	55	0 0	4	0 %	0 %		2.Two Story Fram
1 One Story Frame	2007	784	3 100	7	95 %	100 %		3.Three Story Fr
65 Barn/Stable	0	800	0 0	2	0 %	0 %		4.1 & 1/2 Story
23 Frame Garage	0	1296	0 0	4	0 %	0 %		5.1 & 3/4 Story
34 Masonry Shed	0	185	0 0	4	0 %	0 %		6.2 & 1/2 Story
1 One Story Frame	0	252	0 0	4	0 %	0 %		21.Open Frame Por
39 Finished Attic	0	740	0 0	4	0 %	0 %		22.Encl Frame Por
1 One Story Frame	0	340	0 0	4	0 %	0 %		23.Frame Garage
68 Wood Deck	2007	312	3 100	7	95 %	100 %		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic



Waterboro

Map Lot 003-002


Account 153

Location 155 WEST ROAD

Card 2

Of 2

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.F/Stair	8.					
Stories			4.Steam	8.F/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	1.One Story Fram					
74 AB GR. POOL	2022				%	%	30,000	2.Two Story Fram					
					%	%		3.Three Story Fr					
					%	%		4.1 & 1/2 Story					
					%	%		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					