

TRAVER HENRY B
TRAVER, DONNA J
385 WEST RD
WATERBORO ME 04087

B13057P137 B17147P327 B17644P934

Previous Owner
VAUTOUR, DOUGLAS J TRUSTEE OF THE
VAUTOUR LIVING TRUST DATED 12/02/2015
ATTN: HENRY & DONNA TRAVER
WATERBORO ME 04087
Sale Date: 1/18/2019

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 63 WEST RD MID			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	71,200	165,600	10,000	226,800		
1ST MORTGAGE 0			2013	71,200	165,600	10,000	226,800		
2ND MORTGAGE 0			2014	71,200	165,600	10,000	226,800		
Zone/Land Use 31 Agricultural/Residential			2015	71,200	165,600	10,000	226,800		
Secondary Zone			2016	60,300	165,600	15,000	210,900		
Topography 2 Rolling			2017	60,300	165,600	15,000	210,900		
1.Level 4.Below St 7.Steep			2018	60,300	165,600	20,000	205,900		
2.Rolling 5.Low 8.Wet			2019	60,300	165,600	0	225,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	60,300	165,600	20,000	205,900		
Utilities 9 No Water/No Sewer			2021	66,300	165,600	24,500	207,400		
1.Public 4.Improve 7.Improve			2022	72,300	182,100	25,000	229,400		
2.Water 5.Improve 8.			2023	79,600	202,000	25,000	256,600		
3.Sewer 6.Improve 9.None			2024	89,200	228,600	25,000	292,800		
Street 1 Paved			2025	108,200	307,000	25,000	390,200		
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 1/18/2019			15.Misc			%		5.Access or Rear	
Price 220,000						%		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			%		9.Fract Share	
3.Building 6. 9.			17.Secondary Lot			%		Acres	
Financing 9 Unknown			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						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	2.00	100 %	0	36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	1.00	100 %	0	37.Softwood	
Verified 5 Public Record			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			Total Acreage		3.00			46.Site Improve	

Waterboro

Map Lot 003-045


Account 197

Location 385 WEST ROAD

Card 1

Of 1

9/25/2024

Building Style	2 Ranch			SF Bsmt Living	900			Layout	1 Typical			
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	3 100			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.HWBB	5.FWA	9.No Heat	Attic	9 None				
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	8 Aluminum/Vinyl			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)	1200			
2.Slate	5.Wood	8.		2.Typical	5. 8.			Condition	6 Good			
3.Metal	6.Other	9.		3.Old Type	6. 9.None			1.Poor	4.Avg	7.V G		
SF Masonry Trim	0			# Rooms	4			2.Fair	5.Avg+ 8.Exc			
OPEN-3-	0			# Bedrooms	2			3.Avg-	6.Good 9.Same			
OPEN-4-	0			# Full Baths	1			Phys. % Good	0%			
Year Built	1965			# Half Baths	1			Funct. % Good	100%			
Year Remodeled	0			# Addn Fixtures	0			Functional Code	9 None			
Foundation	1 Concrete			# Fireplaces	1			1.Incomp	4.Small	7.Layout		
1.Concrete	4.Wood	7.			2.O-Built	5.CDU 8.Other		3.Damage	6.Style 9.None			
2.C Block	5.Slab	8.	Econ. % Good		100%			Economic Code	None			
3.Br/Stone	6.Prs/Post	9.	0.None		3.Services 7.		1.Location	4.Traffic 8.		2.Encroach	9.None 9.	
Basement	4 Full Basement				Entrance Code	0			1.Interior	4.Vacant 7.		
1.1/4 Bmt	4.Full Bmt	7.			2.Refusal	5.Estimate 8.		3.Informed	6.Office 9.RS			
2.1/2 Bmt	5.None	8.			Information Code	0			1.Owner	4.Agent 7.		
3.3/4 Bmt	6. 9.None				2.Relative	5.Estimate 8.		3.Tenant	6.Other 9.SNY			
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	
1 One Story Frame	0	168	0 0	0	0	0	%	1.One Story Fram
21 Open Frame	0	336	0 0	0	0	0	%	2.Two Story Fram
23 Frame Garage	0	576	0 0	0	0	0	%	3.Three Story Fr
24 Frame Shed	0	266	0 0	0	0	0	%	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

