

CHRISTY, MADDOX B
273 WEST ROAD
WATERBORO ME 04087

B14336P262 B16838P847 B17277P529 B17344P815

Previous Owner
SIMPSON NICHOLAS A
SIMPSON, ERICA J
273 WEST ST
WATERBORO ME 04087
Sale Date: 9/25/2020

Previous Owner
SIMPSON, NICHOLAS & ERICA
273 WEST RD.

WATERBORO ME 04087
Sale Date: 10/19/2016

Previous Owner
MAINE STATE HOUSING AUTHORITY
ATTN: NICHOLAS SIMPSON
C/O KEY BANK ATTN: ESCROW DEPT
BROOKLYN OH 44144
Sale Date: 10/19/2016

Inspection Witnessed By:

X	Date	
No./Date	Description	Date Insp.

Notes:
16.0323 - SEE 2017 renovations ongoing -ak
6/21/17 - improvements - drilled well, new leach field, vinyl siding, doors, windows, flooring, full bath SB
21.0105 - removed 30% functional -sb
21.0518 - added 10x16 deck, no value on OP and EP, fixed TRIO to calculate value on OP and EP -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 63 WEST RD MID			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	2,000	89,400	10,000	81,400		
1ST MORTGAGE 0			2013	2,000	89,400	10,000	81,400		
2ND MORTGAGE 0			2014	2,000	89,400	10,000	81,400		
Zone/Land Use 31 Agricultural/Residential			2015	51,700	25,000	0	76,700		
Secondary Zone			2016	44,000	25,000	69,000	0		
Topography 1 Level			2017	44,000	25,000	69,000	0		
1.Level 4.Below St 7.Steep			2018	44,000	28,100	0	72,100		
2.Rolling 5.Low 8.Wet			2019	44,000	28,100	0	72,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	44,000	28,100	0	72,100		
Utilities 4 Site Improvement 4 Site Improvement			2021	48,400	28,100	0	76,500		
1.Public 4.Improve 7.Improve			2022	52,800	113,900	0	166,700		
2.Water 5.Improve 8.			2023	58,100	126,400	0	184,500		
3.Sewer 6.Improve 9.None			2024	65,100	141,900	0	207,000		
Street 1 Paved			2025	79,600	177,800	0	257,400		
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 9/25/2020			14.Rear Land			%		4.Size/Shape	
Price 290,000			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			%		Acres	
1.Convent 4.Seller 7.			18.Excess Land			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		32.Pasture	
Validity 1 Arms Length Sale			Fract. Acre	Acres/Sites				33.Orchard	
1.Valid 4.Split 7.Renovate				21	0.99	80	%	6	34.Frontage
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr			%		35.Triangular Lot	
3.Distress 6.Exempt 9.			23.Non Conforming			%		36.Commercial	
Verified 5 Public Record			Acres			%		37.Softwood	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)			%		39.Hardwood	
3.Lender 6.MLS 9.			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 0.99					44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 003-051

Account 205

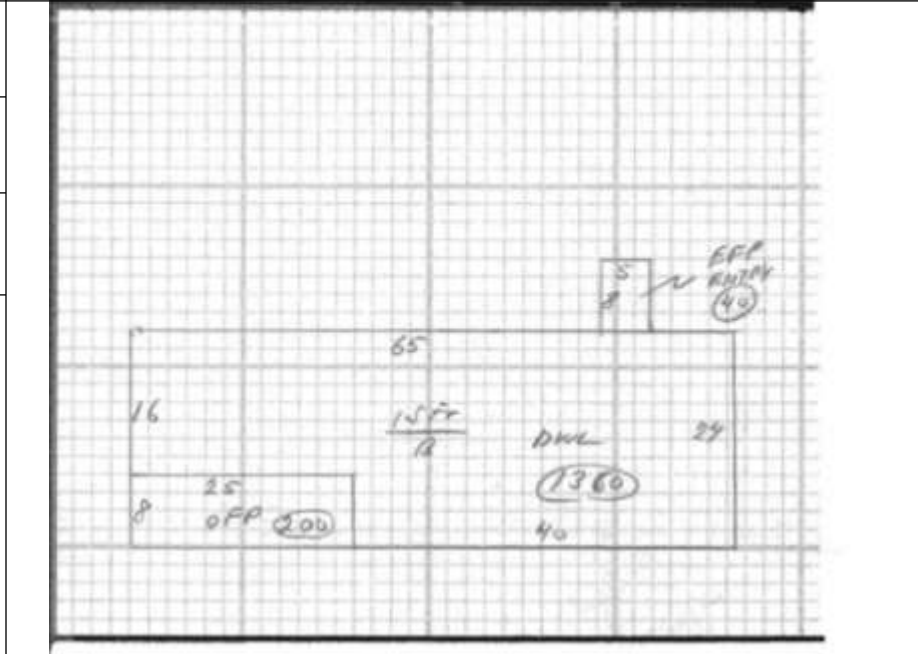
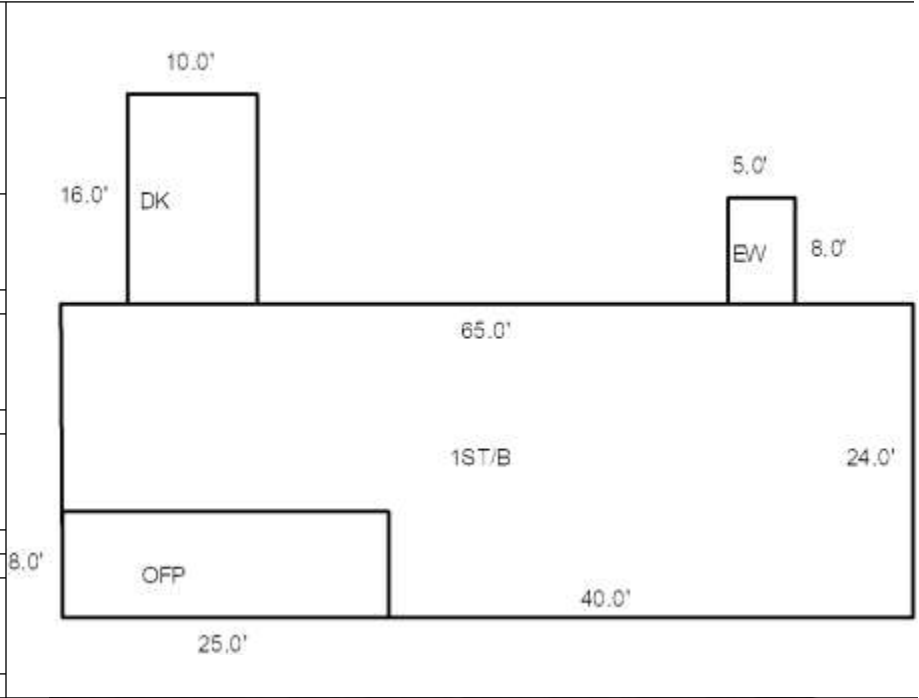
Location 273 WEST ROAD

Card 1

Of 1

9/25/2024

Building Style 2 Ranch	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% 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 Alumunum/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) 1360
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 5	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1973	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2016	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 0	1.Incomp 4.Small 7.Layout
1.Concrete 4.Wood 7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #007070; color: white; padding: 10px; margin-right: 10px; font-size: 2em; font-weight: bold;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>	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 100%
Basement 4 Full Basement		Economic Code None
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 0		Entrance Code 0
Wet Basement 1 Dry 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	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.SNY	



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	2016	200	3 100	3	0 %	100 %	
22 Encl Frame Porch	2016	40	3 100	3	0 %	100 %	
68 Wood Deck	2020	160	4 100	4	0 %	100 %	

- 1.One Story Fram
- 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