

BELLINGER, RUSSELL D
ANGULO, MIRIAM
PO BOX 561
WATERBORO ME 04087

B6500P306 B17621P818 B19217P261

Previous Owner
GENDRON JESSE A
PO BOX 128

WATERBORO ME 04087
Sale Date: 3/31/2023

Previous Owner
GENDRON JAMES A & SUSAN E
ATTN: JESSE A GENDRON
PO BOX 128
WATERBORO ME 04087
Sale Date: 12/08/2017

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 65 MIDDLE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	85,200	59,800	10,000	135,000		
1ST MORTGAGE 0			2013	85,200	59,800	10,000	135,000		
2ND MORTGAGE 0			2014	85,200	59,800	10,000	135,000		
Zone/Land Use 33 Forest/Agricultural..			2015	85,200	59,800	10,000	135,000		
Secondary Zone			2016	72,500	59,800	15,000	117,300		
Topography 2 Rolling			2017	72,500	59,800	15,000	117,300		
1.Level 4.Below St 7.Steep			2018	72,500	59,800	20,000	112,300		
2.Rolling 5.Low 8.Wet			2019	72,500	59,800	0	132,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	72,500	60,100	0	132,600		
Utilities 9 No Water/No Sewer			2021	79,700	60,100	0	139,800		
1.Public 4.Improve 7.Improve			2022	86,900	66,200	0	153,100		
2.Water 5.Improve 8.			2023	95,600	73,400	0	169,000		
3.Sewer 6.Improve 9.None			2024	107,200	82,400	25,000	164,600		
Street 3 Gravel			2025	134,600	102,500	25,000	212,100		
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 3/31/2023			14.Rear Land				%		3.Topography
Price 250,000			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				%		33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	5.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		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		5.00				44.Utility ROW
									45.Camp Lot
									46.Site Improve


Waterboro

Map Lot 003-062A

Account 240

Location 33 ANDREWS 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
998 14Mobile Home	1979	14x66	3 100	4	75 %	100 %	1.One Story Fram
103 MH CONC. SLAB	0	924	0 0	0	0 %	0 %	2.Two Story Fram
1 One Story Frame	0	540	0 0	0	0 %	0 %	3.Three Story Fr
27 Unfin Basement	0	540	0 0	0	0 %	0 %	4.1 & 1/2 Story
26 1SFr Overhang	0	36	0 0	0	0 %	0 %	5.1 & 3/4 Story
68 Wood Deck	0	120	0 0	0	0 %	0 %	6.2 & 1/2 Story
33 Masonry Garage	0	450	0 0	0	0 %	0 %	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

