

CADOTTE JOHN JR
LETOURNEAU, MANDY L
9 CRANBERRY ROAD
WATERBORO ME 04087

B6258P168 B15478P986

Previous Owner
DEWITT ROBERT J & KYLA A
PO BOX 556

WATERBORO ME 04087
Sale Date: 8/26/2008

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 53 OSS�PEE HILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	67,700	180,300	0	248,000		
1ST MORTGAGE 0			2013	67,700	180,300	0	248,000		
2ND MORTGAGE 0			2014	67,800	180,300	0	248,100		
Zone/Land Use 31 Agricultural/Residential			2015	67,800	180,300	0	248,100		
Secondary Zone			2016	57,600	180,300	0	237,900		
Topography 1 Level			2017	57,600	180,300	0	237,900		
1.Level 4.Below St 7.Steep			2018	57,600	180,300	0	237,900		
2.Rolling 5.Low 8.Wet			2019	57,600	180,300	0	237,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	57,600	180,800	0	238,400		
Utilities 9 No Water/No Sewer			2021	63,400	180,800	0	244,200		
1.Public 4.Improve 7.Improve			2022	69,200	198,900	0	268,100		
2.Water 5.Improve 8.			2023	76,100	220,600	0	296,700		
3.Sewer 6.Improve 9.None			2024	85,300	249,500	0	334,800		
Street 3 Gravel			2025	104,300	320,400	0	424,700		
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 8/26/2008			14.Rear Land				%		3.Topography
Price 214,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot		Square Feet				6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing 1 Conventional			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity 1 Arms Length Sale			Fract. Acre		Acreege/Sites				32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21		1.38	101 %	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified 5 Public Record			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			Total Acreage		1.38				

46.Site Improve

Waterboro

Map Lot 004-001A-001

Account 361

Location 9 CRANBERRY ROAD

Card 1 Of 1 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
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	1 Hot Water BB
4.Cape	8.Log	12.	1.HWB	5.FWA	9.No Heat
Dwelling Units	1		2.HWCI	6.GravWA	10.
Other Units	0		3.HWRAD	7.Electric	11.
Stories	1 One Story		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0%	9 None
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls	8 Aluminum/Vinyl		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 Typical Bath(s)	
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim	0		# Rooms	6	
OPEN-3-	0		# Bedrooms	3	
OPEN-4-	0		# Full Baths	1	
Year Built	1978		# Half Baths	1	
Year Remodeled	0		# Addn Fixtures	0	
Foundation	1 Concrete		# Fireplaces	0	
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>		
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.			
			Unfinished %	0%	
			Grade & Factor	3 Average 100%	
			1.E Grade	4.B Grade	7.AAA Grad
			2.D Grade	5.A Grade	8.
			3.C Grade	6.AA Grade	9.Same
			SQFT (Footprint)	816	
			Condition	6 Good	
			1.Poor	4.Avg	7.V G
			2.Fair	5.Avg+	8.Exc
			3.Avg-	6.Good	9.Same
			Phys. % Good	0%	
			Funct. % Good	100%	
			Functional Code	9 None	
			1.Incomp	4.Small	7.Layout
			2.O-Built	5.CDU	8.Other
			3.Damage	6.Style	9.None
			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

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	288	0 0	0	0	0	0	1.One Story Fram
27 Unfin Basement	0	288	0 0	0	0	0	0	2.Two Story Fram
21 Open Frame	0	525	0 0	0	0	0	0	3.Three Story Fr
21 Open Frame	0	72	0 0	0	0	0	0	4.1 & 1/2 Story
23 Frame Garage	0	676	0 0	0	0	0	0	5.1 & 3/4 Story
68 Wood Deck	0	132	0 0	0	0	0	0	6.2 & 1/2 Story
24 Frame Shed	0	140	0 0	0	0	0	0	21.Open Frame Por
24 Frame Shed	0	120	0 0	0	0	0	0	22.Encl Frame Por
29 Finished Attic	0	676	0 0	0	0	0	0	23.Frame Garage
								24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic

