

ERIKSON, AARON J  
26 KOLBE DRIVE  
WATERBORO ME 04087

B14612P242 B15285P191 B15652P569 B17276P776

Previous Owner  
VANDERSYDE JEREMY E & VANDERSYDE MARIE  
2 KOLBE DRIVE

WATERBORO ME 04087  
Sale Date: 12/27/2019

Previous Owner  
FRECHETTE KEVIN B  
ATTN: JEREMY & MARIE VANDERSYDE  
2 KOLBE DRIVE  
WATERBORO ME 04087  
Sale Date: 7/15/2016

Previous Owner  
PEACOCK KIMBERLY B & DARLING MARK D  
2 KOLBE DRIVE

WATERBORO ME 04087  
Sale Date: 10/24/2007

Inspection Witnessed By:

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

Notes:  
17.0912 - added 480 sq.ft. finished basement -sb

**Waterboro**

Property Data				Assessment Record						
Neighborhood <b>50 MAIN ST SO. VILL 202/4</b>				Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>				2012	63,700	105,500	0	169,200		
1ST MORTGAGE <b>0</b>				2013	63,700	105,500	0	169,200		
2ND MORTGAGE <b>0</b>				2014	63,700	105,500	0	169,200		
Zone/Land Use <b>21 Village</b>				2015	63,700	105,500	0	169,200		
Secondary Zone				2016	54,100	105,500	0	159,600		
Topography <b>1 Level</b>				2017	54,100	105,500	0	159,600		
1.Level 4.Below St 7.Steep				2018	54,100	112,500	0	166,600		
2.Rolling 5.Low 8.Wet				2019	54,100	112,500	0	166,600		
3.Above St 6.Swampy 9.Lev/Roll				2020	54,100	112,500	0	166,600		
Utilities <b>9 No Water/No Sewer</b>				2021	59,500	112,500	0	172,000		
1.Public 4.Improve 7.Improve				2022	65,000	123,800	0	188,800		
2.Water 5.Improve 8.				2023	71,500	137,300	0	208,800		
3.Sewer 6.Improve 9.None				2024	80,100	154,600	0	234,700		
Street <b>1 Paved</b>				2025	98,000	213,000	25,000	286,000		
1.Paved 4.Proposed 7.ROW				<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None										
3.Gravel 6.Aband 9.TG PLAN				<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>				11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>				12.Arrowhead WF			%		1.Unimproved	
<b>Sale Data</b>				13.Waterfront			%		2.Excess Ftg /De	
				Sale Date <b>12/27/2019</b>	14.Rear Land			%		3.Topography
Price <b>216,000</b>				15.Misc			%		4.Size/Shape	
Sale Type <b>2 Land &amp; Buildings</b>				<b>Square Foot</b>						
1.Land 4.Mobile 7.				<b>Square Feet</b>						
2.L & B 5.Other 8.				16.Regular Lot			%		5.Access or Rear	
3.Building 6. 9.				17.Secondary Lot			%		6.Restriction	
Financing <b>9 Unknown</b>				18.Excess Land			%		7.Open Space	
1.Convent 4.Seller 7.				19.Condominium			%		8.View/Environ	
2.FHA/VA 5.Private 8.				20.Pavement			%		9.Fract Share	
3.Assumed 6.Cash 9.Unknown				<b>Fract. Acre</b>						
Validity <b>1 Arms Length Sale</b>				<b>Acreege/Sites</b>						
1.Valid 4.Split 7.Renovate				21.Homesite (Frac	21	0.96	100	%	0	10.Across
2.Related 5.Partial 8.Other				22.Vacant Lot (Fr			%		11.Acres	
3.Distress 6.Exempt 9.				23.Non Conforming			%		12.Acres	
Verified <b>5 Public Record</b>				24.Excess ( 5-10)			%		13.Acres	
1.Buyer 4.Agent 7.Family				25.Excess (10+)			%		14.Acres	
2.Seller 5.Pub Rec 8.Other				26.Excess			%		15.Acres	
3.Lender 6.MLS 9.				27.Rear (1-100)			%		16.Acres	
				28.Rear (101-150)			%		17.Acres	
				29.Rear (151-200)			%		18.Acres	
				<b>Total Acreage</b>		0.96				

46.Site Improve

## Waterboro

Map Lot 004-025-002

Account 295

Location 26 KOLBE DRIVE

Card 1 Of 1 9/25/2024

Building Style	<b>2 Ranch</b>			SF Bsmt Living	<b>480</b>	Layout	<b>1 Typical</b>			
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>3 100</b>	1.Typical	4.	7.		
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL	<b>0</b>	2.Inadeq	5.	8.		
3.R Ranch	7.Contemp/	11.Condo		Heat Type	<b>100% 1 Hot Water BB</b>	3.Not func	6.	9.		
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat				
Dwelling Units	<b>1</b>			2.HWCI	6.GravWA	10.				
Other Units	<b>0</b>			3.HWRAD	7.Electric	11.				
Stories	<b>1 One Story</b>			4.Steam	8.F/WallM	12.				
1.1	4.1.50	7.1.25		Cool Type	<b>0% 9 None</b>	Insulation	<b>1 Full</b>			
2.2	5.1.75	8.		1.Refrig	4.W&C Air	7.	1.Full	4.Minimal		
3.3	6.2.50	9.		2.Evapor	5.	8.	2.Heavy	5.Unk		
Exterior Walls	<b>8 Alumunum/Vinyl</b>			3.H Pump	6.	9.None	3.Capped	6.		
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	<b>2 Typical</b>			Unfinished %	<b>0%</b>	
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Grade & Factor	<b>3 Average 110%</b>		
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	<b>1 Asphalt Shingles</b>			Bath(s) Style	<b>2 Typical Bath(s)</b>			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	SQFT (Footprint)	<b>960</b>		
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition	<b>6 Good</b>		
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G	
SF Masonry Trim	<b>0</b>			# Rooms	<b>0</b>			2.Fair	5.Avg+	8.Exc
OPEN-3-	<b>0</b>			# Bedrooms	<b>2</b>			3.Avg-	6.Good	9.Same
OPEN-4-	<b>0</b>			# Full Baths	<b>1</b>			Phys. % Good	<b>0%</b>	
Year Built	<b>1990</b>			# Half Baths	<b>0</b>			Funct. % Good	<b>100%</b>	
Year Remodeled	<b>0</b>			# Addn Fixtures	<b>0</b>			Functional Code	<b>9 None</b>	
Foundation	<b>1 Concrete</b>			# Fireplaces	<b>0</b>			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	<b>100%</b>		
Basement	<b>4 Full Basement</b>						Economic Code	<b>None</b>		
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	<b>0</b>						Entrance Code	<b>0</b>		
Wet Basement	<b>1 Dry Basement</b>						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	<b>0</b>		
							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	
24 Frame Shed	0	64	0 0	0	0	0	0	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

