

SULLIVAN, WILLIAM III
 FIELD, ADRIANNA ROSE
 560 JELLERSON ROAD
 EAST WATERBORO ME 04030

B17162P248 B18559P627 B18989P860 B19027P677

Previous Owner
 MACCALLAHAN LLC
 560 JELLERSON ROAD

EAST WATERBORO ME 04030
 Sale Date: 11/21/2022

Previous Owner
 PARKER WILLIAM A
 PARKER, JENNIE S
 PO BOX 25
 EAST WATERBORO ME 04030
 Sale Date: 5/13/2022

Previous Owner
 PARKER WILLIAM O & MADELINE
 C/O FAYE WHITTEN
 PO BOX 51
 EAST WATERBORO ME 04030
 Sale Date: 1/04/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 22.0518 - removed 111 acres conveyed to Oliver 005-043E - sb

Property Data			Assessment Record						
Neighborhood 46 JELLERSON RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	171,300	97,000	16,000	252,300		
1ST MORTGAGE 0			2013	171,300	97,000	16,000	252,300		
2ND MORTGAGE 0			2014	171,300	97,000	16,000	252,300		
Zone/Land Use 31 Agricultural/Residential			2015	171,300	97,000	16,000	252,300		
Secondary Zone			2016	130,400	97,000	0	227,400		
Topography 1 Level			2017	130,400	97,000	0	227,400		
1.Level 4.Below St 7.Steep			2018	130,400	97,000	0	227,400		
2.Rolling 5.Low 8.Wet			2019	130,400	97,000	0	227,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	130,400	103,200	0	233,600		
Utilities 9 No Water/No Sewer			2021	143,400	103,200	0	246,600		
1.Public 4.Improve 7.Improve			2022	156,500	113,500	25,000	245,000		
2.Water 5.Improve 8.			2023	79,200	125,900	25,000	180,100		
3.Sewer 6.Improve 9.None			2024	88,700	148,400	0	237,100		
Street 1 Paved			2025	109,000	202,100	0	311,100		
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 11/21/2022			15.Misc			%		5.Access or Rear	
Price 307,500						%		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.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		Acres	
Financing 9 Unknown			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		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	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	1.19	60	%	3	
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			3.19		46.Site Improve	

Waterboro

Map Lot 005-043

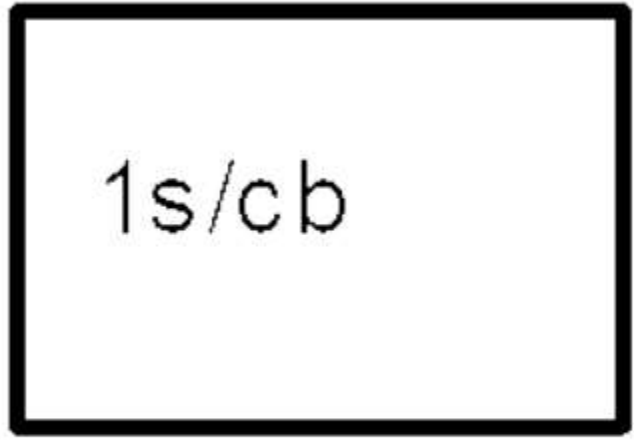
Account 484

Location 560 JELLERSON ROAD

Card 1 Of 1

9/23/2024

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 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% 8 Floor/Wall Unit M	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 4 Full Finished
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 0	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 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 850
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 1	Phys. % Good 0%
Year Built 1950	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 0	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 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



24.0'

35.0'



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
65 Barn/Stable	0	1248	0 0	0	0 %	0 %	
24 Frame Shed	0	600	0 0	0	0 %	0 %	
24 Frame Shed	2018	480	4 100	8	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
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