

SIROIS RICHARD E
SIROIS, MARYGRACE R
PO BOX 277
E WATERBORO ME 04030

B14837P431

Previous Owner
VILLAGE PINES LLC
14 ASHWOOD DRIVE

SACO ME 04072
Sale Date: 5/16/2006

Inspection Witnessed By:

X	Date	
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 50 MAIN ST SO. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	87,200	131,400	10,000	208,600		
1ST MORTGAGE 0			2013	87,200	131,400	10,000	208,600		
2ND MORTGAGE 0			2014	87,200	131,400	10,000	208,600		
Zone/Land Use 45 General Purpose			2015	87,200	131,400	10,000	208,600		
Secondary Zone			2016	74,100	132,800	15,000	191,900		
Topography 1 Level			2017	74,100	132,800	15,000	191,900		
1.Level 4.Below St 7.Steep			2018	74,100	132,800	20,000	186,900		
2.Rolling 5.Low 8.Wet			2019	74,100	132,800	20,000	186,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	74,100	132,800	20,000	186,900		
Utilities 2 Public Water			2021	81,500	132,800	24,500	189,800		
1.Public 4.Improve 7.Improve			2022	88,900	146,000	25,000	209,900		
2.Water 5.Improve 8.			2023	97,800	162,000	25,000	234,800		
3.Sewer 6.Improve 9.None			2024	109,700	181,900	25,000	266,600		
Street 1 Paved			2025	87,200	246,100	25,000	308,300		
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 5/16/2006			14.Rear Land				%		3.Topography
Price 230,037			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	0.76	100	%	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 1 Buyer			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		0.76				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 005-903


Account 4820

Location 3 SOUCY LANE EXT

Card 1

Of 1

9/23/2024

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% 3 Hot Water Rad				3.Not func	6.	9.										
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat				Attic	0										
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.F/Stair 8.										
Stories	1 One Story		4.Steam	8.F/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.Refrigt	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	8 Alumunum/Vinyl		Kitchen Style	2 Typical				Unfinished %	0%											
1.Wood	4.Asb/Asph	8.Alum/Vin	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			Bath(s) Style	2 Typical Bath(s)				3.C Grade	6.AA Grade 9.Same											
1.Asphalt	1 Asphalt Shingles		1.Modern	4.Obsolete				7.	SQFT (Footprint) 1417											
2.Slate	5.Wood	8.	2.Typical	5.				8.	Condition 7 Very Good											
3.Metal	6.Other	9.	3.Old Type	6.				9.None	1.Poor	4.Avg	7.V G									
SF Masonry Trim			# Rooms	5				2.Fair	5.Avg+ 8.Exc											
OPEN-3-			# Bedrooms	2				3.Avg-	6.Good 9.Same											
OPEN-4-			# Full Baths	1				Phys. % Good	100%											
Year Built			# Half Baths	1				Funct. % Good	100%											
Year Remodeled			# Addn Fixtures	0				Functional Code	9 None											
Foundation			# 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												9 No 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												0				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											1.One Story Fram									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value					2.Two Story Fram								
23 Frame Garage	0	484	0 0	0	0	0	0					3.Three Story Fr								
21 Open Frame	0	65	0 0	0	0	0	0					4.1 & 1/2 Story								
62 Patio	0	144	0 0	0	0	0	0					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								