

LAROCHE GERARD D
LAROCHE, LOUISE M
29 SOUCY LANE
WATERBORO ME 04087

B15048P815 B15245P882

Previous Owner
VILLAGE PINES LLC
14 ASHWOOD DRIVE

SACO ME 04072
Sale Date: 8/30/2007

Previous Owner
COLLIN JERRY A & LORI A
17 GLAUDE AVENUE

HOLIIS ME 04042
Sale Date: 12/29/2006

Previous Owner
VILLAGE PINES LLC
14 ASHWOOD DRIVE

SACO ME 04072
Sale Date: 7/17/2006

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			2013	82,000	148,000	16,000	214,000		
1ST MORTGAGE 0			2014	63,000	0	16,000	47,000		
2ND MORTGAGE 0			2015	82,000	148,000	16,000	214,000		
Zone/Land Use 45 General Purpose			2016	66,900	153,300	21,000	199,200		
Secondary Zone			2017	66,900	153,300	21,000	199,200		
Topography 1 Level			2018	66,900	153,300	26,000	194,200		
1.Level 4.Below St 7.Steep			2019	66,900	153,300	26,000	194,200		
2.Rolling 5.Low 8.Wet			2020	66,900	153,300	26,000	194,200		
3.Above St 6.Swampy 9.Lev/Roll			2021	73,600	153,300	30,380	196,520		
Utilities 2 Public Water			2022	80,300	168,700	31,000	218,000		
1.Public 4.Improve 7.Improve			2023	88,300	187,100	31,000	244,400		
2.Water 5.Improve 8.			2024	99,100	210,100	31,000	278,200		
3.Sewer 6.Improve 9.None			2025	78,700	260,200	31,000	307,900		
Street 1 Paved									
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 8/30/2007			14.Rear Land				%		3.Topography
Price 232,000			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	0.62	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		0.62				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve


Waterboro

Map Lot 005-906

Account 4823

Location 29 SOUCY LANE

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	9 None		
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.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	8 Aluminum/Vinyl			3.H Pump	6.		9.None	3.Capped	6.		9.None
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	2 Typical			Unfinished %	0%		
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete		7.	Grade & Factor	3 Average 115%		
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	2 Typical Bath(s)			3.C Grade	6.AA Grade		9.Same
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete		7.	SQFT (Footprint)	1376		
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	0			2.Fair	5.Avg+		8.Exc
OPEN-3-	0			# Bedrooms	3			3.Avg-	6.Good		9.Same
OPEN-4-	0			# Full Baths	2			Phys. % Good	0%		
Year Built	2007			# Half Baths	0			Funct. % Good	100%		
Year Remodeled	0			# Addn Fixtures	0			Functional Code	9 None		
Foundation	1 Concrete			# 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	5 Crawl Space				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						
				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	
9 Patio	0	196	0 0	0	0 %	0 %		1.One Story Fram
22 Encl Frame Porch	0	196	0 0	0	0 %	0 %		2.Two Story Fram
23 Frame Garage	0	484	0 0	0	0 %	0 %		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