

CEPPETELLI MARK & CRYSTAL
696 WEST ROAD
WATERBORO ME 04087

B8596P203 B17610P903

Previous Owner
DOLLOFF DAWNA F
ATTN: MARK & CRYSTAL CEPPETELLI
696 WEST ROAD
WATERBORO ME 04087
Sale Date: 11/22/2017

Inspection Witnessed By:

X	Date	
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 70 WEST RD N			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	85,600	206,800	10,000	282,400		
1ST MORTGAGE 0			2013	85,600	206,800	10,000	282,400		
2ND MORTGAGE 0			2014	85,600	206,800	10,000	282,400		
Zone/Land Use 31 Agricultural/Residential			2015	85,600	206,800	10,000	282,400		
Secondary Zone			2016	70,300	195,200	15,000	250,500		
Topography 2 Rolling			2017	70,300	195,200	15,000	250,500		
1.Level 4.Below St 7.Steep			2018	70,300	195,200	20,000	245,500		
2.Rolling 5.Low 8.Wet			2019	70,300	195,200	0	265,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	70,300	195,200	0	265,500		
Utilities 9 No Water/No Sewer			2021	77,400	195,200	24,500	248,100		
1.Public 4.Improve 7.Improve			2022	84,400	214,700	25,000	274,100		
2.Water 5.Improve 8.			2023	92,900	238,200	25,000	306,100		
3.Sewer 6.Improve 9.None			2024	104,100	267,500	25,000	346,600		
Street 1 Paved			2025	117,800	336,000	25,000	428,800		
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 11/22/2017			14.Rear Land				%		3.Topography
Price 175,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	2.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	10.60	100	%	0	35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreage		12.60				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 006-020A

Account 614

Location 696 WEST ROAD

Card 1 Of 1 9/23/2024

Building Style	1 Conventional	SF Bsmt Living	670	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	3 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.HWBB	5.FWA	9.No Heat
Dwelling Units	1		2.HWCI	6.GravWA	10.
Other Units	0		3.HWRAD	7.Electric	11.
Stories	6 Two & 1/2 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	1 Wood Siding		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	8	
OPEN-3-	0		# Bedrooms	4	
OPEN-4-	0		# Full Baths	2	
Year Built	1993		# 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; margin-right: 10px;">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.			
Date Inspected					

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
2 Two Story Frame	0	352	0 0	0	0	0 %	0 %
37 Unfin Basement	0	352	0 0	0	0	0 %	0 %
1 One Story Frame	0	320	0 0	0	0	0 %	0 %
37 Unfin Basement	0	320	0 0	0	0	0 %	0 %
1 One Story Frame	0	395	0 0	0	0	0 %	0 %
37 Unfin Basement	0	395	0 0	0	0	0 %	0 %
21 Open Frame	0	50	0 0	0	0	0 %	0 %
21 Open Frame	0	96	0 0	0	0	0 %	0 %
68 Wood Deck	0	532	3 0	2	0	0 %	0 %
						%	%

