

WELCH, ROBERT
763 WEST ROAD
WATERBORO ME 04087

B9934P139 B16807P413 B18161P51 B18263P700

Previous Owner
BLUE SKY PROPERTIES LLC
C/O ROBERT WELCH
763 WEST RD
WATERBORO ME 04087
Sale Date: 6/03/2020

Previous Owner
BARRATT TIMOTHY J
BARRATT, TRICIA L
763 WEST ROAD
WATERBORO ME 04087
Sale Date: 2/03/2020

Previous Owner
ALTIERI ANTHONY N
C/O TIMOTHY J BARRATT
763 WEST RD
WATERBORO ME 04087
Sale Date: 4/22/2014

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data		
Neighborhood	70 WEST RD N	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	31 Agricultural/Residential	
Secondary Zone		
Topography	2 Rolling	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	1 Paved	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	6/03/2020	
Price	333,000	
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	1 Arms Length Sale	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2012	82,200	239,400	10,000	311,600
2013	82,200	239,400	10,000	311,600
2014	82,200	239,400	10,000	311,600
2015	82,200	239,400	10,000	311,600
2016	68,000	239,400	0	307,400
2017	68,000	239,400	0	307,400
2018	68,000	239,400	26,000	281,400
2019	68,000	239,400	26,000	281,400
2020	68,000	240,900	26,000	282,900
2021	74,800	240,900	0	315,700
2022	81,600	265,000	0	346,600
2023	89,700	293,900	25,000	358,600
2024	100,600	330,800	25,000	406,400
2025	115,500	445,400	25,000	535,900

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF				%		1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear (201+)
				%		31.Tillable/Horti
				%		32.Pasture
				%		33.Orchard
				%		34.Frontage
				%		35.Triangular Lot
				%		36.Commercial
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.Gravel Pit (Ac
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Utility ROW
				%		45.Camp Lot
				%		46.Site Improve

Total Acreage 10.35

Waterboro

Map Lot 006-021-003

Account 568

Location 763 WEST ROAD

Card 1

Of 1

9/23/2024

Building Style	5 Garrison/Colonial			SF Bsm't Living	0	Layout	1 Typical		
1.Conv	5.Garr/Col	9.Other		Fin Bsm't 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% 1 Hot Water BB	3.Not func	6.	9.	
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	2 Two 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	0 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	6				
OPEN-3-	0			# Bedrooms	3				
OPEN-4-	0			# Full Baths	2				
Year Built	2002			# Half Baths	1				
Year Remodeled	0			# Addn Fixtures	0				
Foundation	1 Concrete			# Fireplaces	0				
1.Concrete	4.Wood	7.							
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							
Bsm't 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	
26 1SFr Overhang	0	44	0 0	0	0	0	%	1.One Story Fram
1 One Story Frame	0	72	0 0	0	0	0	%	2.Two Story Fram
37 Unfin Basement	0	72	0 0	0	0	0	%	3.Three Story Fr
1 One Story Frame	0	204	0 0	0	0	0	%	4.1 & 1/2 Story
37 Unfin Basement	0	204	0 0	0	0	0	%	5.1 & 3/4 Story
68 Wood Deck	0	372	0 0	0	0	0	%	6.2 & 1/2 Story
49 1.75 Fr Gar w/fin	0	624	0 0	0	0	0	%	21.Open Frame Por
24 Frame Shed	1996	120	0 0	0	0	0	%	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

