

MAINE, STATE OF
C/O BRUCE BLANCHARD
DIV. OF LEASING SPACE
AUGUSTA ME 04333

Previous Owner
CARROLL ROBERT C.
P. O. BOX 468

BIDDEFORD ME 04005
Sale Date: 1/01/1900

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data

Assessment Record

Property Data			Year	Land	Buildings	Exempt	Total
Neighborhood 52 MOUNTAIN RD			2013	327,500	0	0	327,500
Tree Growth Year 0			2014	0	0	0	0
1ST MORTGAGE 0			2015	0	327,500	0	327,500
2ND MORTGAGE 0							
Zone/Land Use 40 Conservation			2016	0	327,500	327,500	0
Secondary Zone			2017	0	327,500	327,500	0
Topography 2 Rolling			2018	0	327,500	327,500	0
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			2019	0	327,500	327,500	0
			2020	0	327,500	327,500	0
			2021	0	327,500	327,500	0
			2022	0	360,200	360,200	0
			2023	0	399,500	399,500	0
			2024	0	448,600	448,600	0
Street 3 Gravel			2025	0	553,600	553,600	0

LAND USE		
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
BUILDING USE		
0		

Sale Data		
Sale Date	1/01/1900	
Price		
Sale Type		
1 Land Only		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing		
1 Conventional		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity		
8 Other Non Valid		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified		
1 Buyer		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

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
Square Foot		Square Feet				8.View/Environ
16.Regular Lot				%		9.Fract Share
17.Secondary Lot				%		Acres
18.Excess Land				%		30.Rear (201+)
19.Condominium				%		31.Tillable/Horti
20.Pavement				%		32.Pasture
				%		33.Orchard
				%		34.Frontage
Fract. Acre		Acreage/Sites				35.Triangular Lot
21.Homesite (Frac				%		36.Commercial
22.Vacant Lot (Fr				%		37.Softwood
23.Non Conforming				%		38.Mixed Wood
Acres				%		39.Hardwood
24.Excess (5-10)				%		40.Wasteland
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				0.00		46.Site Improve

Waterboro

Map Lot 007-019L-002

Account 5019

Location 255 MOUNTAIN ROAD

Card 1

Of 1

9/23/2024

Building Style 0	SF Bsmt Living 0	Layout 0
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% 0	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	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 0	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 0
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 0 Wood Siding	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 0 0%
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 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 0
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 0	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 0	# 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 0		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	
406 Self Support /LF	2011	180	3 150	7	95 %	100 %		1.One Story Fram
409 Concrete	2011	1	3 150	7	95 %	100 %		2.Two Story Fram
410 Equipment	2011	1	3 150	7	95 %	100 %		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