

RURAL CELLULAR CORPORATION
DBA: VERIZON WIRELESS
C/O DUFF & PHELPS LLC
ADDISON TX 75001

Property Data			Assessment Record						
Neighborhood 52 MOUNTAIN RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	0	191,300	0	191,300		
1ST MORTGAGE 0			2013	0	191,300	0	191,300		
2ND MORTGAGE 0			2014	0	191,300	0	191,300		
Zone/Land Use 40 Conservation			2015	0	191,300	0	191,300		
Secondary Zone			2016	0	191,300	0	191,300		
2017			2017	0	191,300	0	191,300		
Topography 2 Rolling			2018	0	191,300	0	191,300		
1.Level 4.Below St 7.Steep			2019	0	191,300	0	191,300		
2.Rolling 5.Low 8.Wet			2020	0	191,300	0	191,300		
3.Above St 6.Swampy 9.Lev/Roll			2021	0	191,300	0	191,300		
Utilities 3 Public Sewer			2022	0	210,500	0	210,500		
1.Public 4.Improve 7.Improve			2023	0	233,400	0	233,400		
2.Water 5.Improve 8.			2024	0	262,100	0	262,100		
3.Sewer 6.Improve 9.None			2025	0	328,100	0	328,100		
Street 9 TG PLAN YEAR			Land Data						
1.Paved 4.Proposed 7.ROW			Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp 5.Pvt 8.None					Frontage	Depth	Factor	Code	
3.Gravel 6.Aband 9.TG PLAN			11.Ossipee WF			%		1.Unimproved	
LAND USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
BUILDING USE 0			13.Waterfront			%		3.Topography	
Sale Data			14.Rear Land			%		4.Size/Shape	
Sale Date			15.Misc			%		5.Access or Rear	
Price						%		6.Restriction	
Sale Type						%		7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.			16.Regular Lot			%		9.Fract Share	
3.Building 6. 9.			17.Secondary Lot			%		Acres	
Financing			18.Excess Land			%		30.Rear (201+)	
1.Convent 4.Seller 7.			19.Condominium			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			20.Pavement			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown						%		33.Orchard	
Validity						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac			%		36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		37.Softwood	
Verified			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			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 Acreege		0.00			46.Site Improveve	

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Map Lot 007-019L


Account 4786

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.C Block	5.Slab	8.						
3.Br/Stone	6.Prs/Post	9.						
Basement 0								
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 0								
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	
406 Self Support /LF	1986	160	3 100	5	90 %	100 %		1.One Story Fram
409 Concrete	1986	1	3 100	5	90 %	100 %		2.Two Story Fram
410 Equipment	1986	1	3 100	5	90 %	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