

LANDRY, ADAM  
LANDRY, JESSICA A  
12 SHERWOOD DRIVE  
WATERBORO ME 04087

B5531P248 B18648P13 B18954P420

Previous Owner  
B&K HOME RESTORATIONS LLC  
663 LONG PLAINS ROAD

BUXTON ME 04093  
Sale Date: 2/15/2022

Previous Owner  
MANZI JOSEPH  
MANZI, CAROL A  
17 UTICA DRIVE  
WORCESTER MA 01603  
Sale Date: 4/29/2021

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
22.0727 - changed lot from vacant to homesite, added 28x64 1st/b, 6x38 OP, 26x26 attached garage -sb

Waterboro

Property Data			Assessment Record						
Neighborhood <b>68 ROSS CORNER RD W</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	83,000	0	0	83,000		
1ST MORTGAGE <b>0</b>			2013	83,000	0	0	83,000		
2ND MORTGAGE <b>0</b>			2014	83,000	0	0	83,000		
Zone/Land Use <b>33 Forest/Agricultural..</b>			2015	83,000	0	0	83,000		
Secondary Zone			2016	58,100	0	0	58,100		
Topography <b>2 Rolling</b>			2017	58,100	0	0	58,100		
1.Level 4.Below St 7.Steep			2018	58,100	0	0	58,100		
2.Rolling 5.Low 8.Wet			2019	58,100	0	0	58,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,100	0	0	58,100		
Utilities <b>9 No Water/No Sewer</b>			2021	63,900	0	0	63,900		
1.Public 4.Improve 7.Improve			2022	69,700	0	0	69,700		
2.Water 5.Improve 8.			2023	96,300	284,300	0	380,600		
3.Sewer 6.Improve 9.None			2024	108,000	319,300	25,000	402,300		
Street <b>1 Paved</b>			2025	135,400	417,400	25,000	527,800		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront			%		3.Topography	
Sale Date <b>2/15/2022</b>			14.Rear Land			%		4.Size/Shape	
Price <b>424,000</b>			15.Misc			%		5.Access or Rear	
Sale Type <b>2 Land &amp; Buildings</b>						%		6.Restriction	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				7.Open Space	
2.L & B 5.Other 8.						%		8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing <b>9 Unknown</b>			17.Secondary Lot			%		<b>Acres</b>	
1.Convent 4.Seller 7.			18.Excess Land			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		32.Pasture	
Validity <b>1 Arms Length Sale</b>						%		33.Orchard	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				34.Frontage	
2.Related 5.Partial 8.Other				21.Homesite (Frac	21	5.00	100 %	0	35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	0.77	100 %	0	36.Commercial	
Verified <b>5 Public Record</b>			23.Non Conforming			%		37.Softwood	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)			%		39.Hardwood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		40.Wasteland	
			26.Excess			%		41.Gravel Pit (Ac	
			27.Rear (1-100)			%		42.Mobile Home Si	
			28.Rear (101-150)			%		43.Condo Site	
			29.Rear (151-200)			%		44.Utility ROW	
			<b>Total Acreege</b>		<b>5.77</b>			45.Camp Lot	
								46.Site Improve	

## Waterboro

Map Lot 009-014-002

Account 972

Location 12 SHERWOOD DRIVE

Card 1 Of 1 9/23/2024

Building Style <b>2 Ranch</b> 1.Conv 5.Garr/Col 9.Other 2.Ranch 6.Split 10.Mohome 3.R Ranch 7.Contemp/ 11.Condo 4.Cape 8.Log 12. Dwelling Units <b>1</b> Other Units <b>0</b> Stories <b>1 One Story</b> 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9. Exterior Walls <b>8 Alumunum/Vinyl</b> 0.Wood 4.Asb/Asph 8.Alum/Vin 1.Wood 5.T-111 9.Other 2.Wd Sh 6.Br/St 11. 3.Compos. 7.Nov 12. Roof Surface <b>1 Asphalt Shingles</b> 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9. SF Masonry Trim <b>0</b> OPEN-3- <b>0</b> OPEN-4- <b>0</b> Year Built <b>2021</b> Year Remodeled <b>0</b> Foundation <b>1 Concrete</b> 1.Concrete 4.Wood 7. 2.C Block 5.Slab 8. 3.Br/Stone 6.Prs/Post 9. Basement <b>4 Full Basement</b> 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 <b>0</b> Wet Basement <b>0</b> 1.Dry 4. 7. 2.Damp 5. 8. 3.Wet 6. 9.	SF Bsmt Living <b>0</b> Fin Bsmt Grade <b>0 0</b> OPEN 5 OPTIONAL <b>0</b> Heat Type <b>100% 1 Hot Water BB</b> 1.HWBB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.HWRAD 7.Electric 11. 4.Steam 8.F/WallM 12. Cool Type <b>0% 9 None</b> 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style <b>2 Typical</b> 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style <b>2 Typical Bath(s)</b> 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms <b>0</b> # Bedrooms <b>3</b> # Full Baths <b>2</b> # Half Baths <b>0</b> # Addn Fixtures <b>0</b> # Fireplaces <b>0</b>	Layout <b>1 Typical</b> 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. Attic <b>9 None</b> 1.1/4 Fin 4.Full Fin 7.1/4 Unfi 2.1/2 Fin 5.FI/Stair 8. 3.3/4 Fin 6.1/2 Unfi 9.None Insulation <b>1 Full</b> 1.Full 4.Minimal 7. 2.Heavy 5.Unk 8. 3.Capped 6. 9.None Unfinished % <b>0%</b> Grade & Factor <b>4 Good 100%</b> 1.E Grade 4.B Grade 7.AAA Grad 2.D Grade 5.A Grade 8. 3.C Grade 6.AA Grade 9.Same SQFT (Footprint) <b>1792</b> Condition <b>6 Good</b> 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good <b>0%</b> Funct. % Good <b>100%</b> Functional Code <b>9 None</b> 1.Incomp 4.Small 7.Layout 2.O-Built 5.CDU 8.Other 3.Damage 6.Style 9.None Econ. % Good <b>100%</b> Economic Code <b>None</b> 0.None 3.Services 7. 1.Location 4.Traffic 8. 2.Encroach 9.None 9. Entrance Code <b>0</b> 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8. 3.Informed 6.Office 9.RS Information Code <b>0</b> 1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.SNY
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Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	228	0 0	0	0	0 %	0 %	1.One Story Fram
23 Frame Garage	0	676	0 0	0	0	0 %	0 %	2.Two Story Fram
						%	%	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