

PRESTON, DOUGLAS W  
PRESTON, CAROLYNNE  
975 WEST ROAD  
WATERBORO ME 04087

B13879P304 B16805P871 B17202P556 B19139P675

Previous Owner  
TURKSON RIZA  
975 WEST ROAD

WATERBORO ME 04087  
Sale Date: 10/21/2022

Previous Owner  
POOLE CAROLE A TRUSTEE OF CNC TRUST  
C/O RIZA MESIGIL  
975 WEST ROAD  
WATERBORO ME 04087  
Sale Date: 4/18/2014

Inspection Witnessed By:

| X        | Date        | Date Insp. |
|----------|-------------|------------|
| No./Date | Description | Date Insp. |
|          |             |            |
|          |             |            |
|          |             |            |

Notes:  
17.0906 - renovations completed, no change to valuation sb

Waterboro

| Property Data                                    |  |  | Assessment Record    |                      |                  |              |                  |                   |                        |
|--|--|--|----------------------|----------------------|------------------|--------------|------------------|-------------------|------------------------|
| Neighborhood <b>70 WEST RD N</b>                 |  |  | Year                 | Land                 | Buildings        | Exempt       | Total            |                   |                        |
| Tree Growth Year <b>0</b>                        |  |  | 2012                 | 74,200               | 174,700          | 10,000       | 238,900          |                   |                        |
| 1ST MORTGAGE <b>0</b>                            |  |  | 2013                 | 74,200               | 174,700          | 10,000       | 238,900          |                   |                        |
| 2ND MORTGAGE <b>0</b>                            |  |  | 2014                 | 74,200               | 174,700          | 10,000       | 238,900          |                   |                        |
| Zone/Land Use <b>31 Agricultural/Residential</b> |  |  | 2015                 | 74,200               | 174,700          | 10,000       | 238,900          |                   |                        |
| Secondary Zone                                   |  |  | 2016                 | 62,400               | 174,700          | 65,000       | 172,100          |                   |                        |
| Topography <b>2 Rolling</b>                      |  |  | 2017                 | 62,400               | 174,700          | 65,000       | 172,100          |                   |                        |
| 1.Level 4.Below St 7.Steep                       |  |  | 2018                 | 62,400               | 174,700          | 70,000       | 167,100          |                   |                        |
| 2.Rolling 5.Low 8.Wet                            |  |  | 2019                 | 62,400               | 174,700          | 70,000       | 167,100          |                   |                        |
| 3.Above St 6.Swampy 9.Lev/Roll                   |  |  | 2020                 | 62,400               | 175,200          | 70,000       | 167,600          |                   |                        |
| Utilities <b>9 No Water/No Sewer</b>             |  |  | 2021                 | 68,600               | 175,200          | 73,500       | 170,300          |                   |                        |
| 1.Public 4.Improve 7.Improve                     |  |  | 2022                 | 74,800               | 192,700          | 75,000       | 192,500          |                   |                        |
| 2.Water 5.Improve 8.                             |  |  | 2023                 | 82,300               | 213,800          | 75,000       | 221,100          |                   |                        |
| 3.Sewer 6.Improve 9.None                         |  |  | 2024                 | 92,300               | 240,100          | 25,000       | 307,400          |                   |                        |
| Street <b>1 Paved</b>                            |  |  | 2025                 | 110,200              | 315,300          | 25,000       | 400,500          |                   |                        |
| 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      |                        |
|  |  |  | 14.Rear Land         |                      |                  | %            |                  | 4.Size/Shape      |                        |
| Sale Date <b>10/21/2022</b>                      |  |  | 15.Misc              |                      |                  | %            |                  | 5.Access or Rear  |                        |
| Price <b>410,000</b>                             |  |  |                      |                      |                  | %            |                  | 6.Restriction     |                        |
| Sale Type <b>2 Land &amp; Buildings</b>          |  |  |                      |                      |                  | %            |                  | 7.Open Space      |                        |
| 1.Land 4.Mobile 7.                               |  |  | <b>Square Foot</b>   | <b>Square Feet</b>   |                  |              |                  | 8.View/Environ    |                        |
| 2.L & B 5.Other 8.                               |  |  |                      |                      |                  |              | %                | 9.Fract Share     |                        |
| 3.Building 6. 9.                                 |  |  | 16.Regular Lot       |                      |                  | %            |                  | <b>Acres</b>      |                        |
| Financing <b>9 Unknown</b>                       |  |  | 17.Secondary Lot     |                      |                  | %            |                  | 30.Rear (201+)    |                        |
| 1.Convent 4.Seller 7.                            |  |  | 18.Excess Land       |                      |                  | %            |                  | 31.Tillable/Horti |                        |
| 2.FHA/VA 5.Private 8.                            |  |  | 19.Condominium       |                      |                  | %            |                  | 32.Pasture        |                        |
| 3.Assumed 6.Cash 9.Unknown                       |  |  | 20.Pavement          |                      |                  | %            |                  | 33.Orchard        |                        |
| Validity <b>1 Arms Length Sale</b>               |  |  |                      |                      |                  | %            |                  | 34.Frontage       |                        |
| 1.Valid 4.Split 7.Renovate                       |  |  | <b>Fract. Acre</b>   | <b>Acreege/Sites</b> |                  |              |                  | 35.Triangular Lot |                        |
| 2.Related 5.Partial 8.Other                      |  |  | 21.Homesite (Frac    | 21                   | 2.00             | 100 %        | 0                | 36.Commercial     |                        |
| 3.Distress 6.Exempt 9.                           |  |  | 22.Vacant Lot (Fr    | 26                   | 3.00             | 100 %        | 0                | 37.Softwood       |                        |
| Verified <b>5 Public Record</b>                  |  |  | 23.Non Conforming    |                      |                  | %            |                  | 38.Mixed Wood     |                        |
| 1.Buyer 4.Agent 7.Family                         |  |  | <b>Acres</b>         |                      |                  | %            |                  | 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       |                        |
|  |  |  | <b>Total Acreage</b> |                      | <b>5.00</b>      |              |                  | 46.Site Improve   |                        |

# Waterboro

Map Lot 009-022

Account 1009

Location 975 WEST ROAD

Card 1 Of 1 9/23/2024

|                 |                           |            |  |                 |                            |           |  |                  |                       |            |  |
|-----------------|---------------------------|------------|--|-----------------|----------------------------|-----------|--|------------------|-----------------------|------------|--|
| Building Style  | <b>2 Ranch</b>            |            |  | SF Bsmt Living  | <b>0</b>                   |           |  | Layout           | <b>1 Typical</b>      |            |  |
| 1.Conv          | 5.Garr/Col                | 9.Other    |  | Fin Bsmt Grade  | <b>0 0</b>                 |           |  | 1.Typical        | 4.                    | 7.         |  |
| 2.Ranch         | 6.Split                   | 10.Mohome  |  | OPEN 5 OPTIONAL | <b>0</b>                   |           |  | 2.Inadeq         | 5.                    | 8.         |  |
| 3.R Ranch       | 7.Contemp/                | 11.Condo   |  | Heat Type       | <b>100% 1 Hot Water BB</b> |           |  | 3.Not func       | 6.                    | 9.         |  |
| 4.Cape          | 8.Log                     | 12.        |  | 1.HWBB          | 5.FWA                      | 9.No Heat |  | Attic            | <b>9 None</b>         |            |  |
| Dwelling Units  | <b>1</b>                  |            |  | 2.HWCI          | 6.GravWA 10.               |           |  | 1.1/4 Fin        | 4.Full Fin            | 7.1/4 Unfi |  |
| Other Units     | <b>0</b>                  |            |  | 3.HWRAD         | 7.Electric 11.             |           |  | 2.1/2 Fin        | 5.FI/Stair 8.         |            |  |
| Stories         | <b>1 One Story</b>        |            |  | 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       | <b>0% 9 None</b>           |           |  | Insulation       | <b>1 Full</b>         |            |  |
| 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.                         |           |  | 2.Heavy          | 5.Unk                 | 8.         |  |
| Exterior Walls  | <b>8 Aluminum/Vinyl</b>   |            |  | 3.H Pump        | 6.                         |           |  | 3.Capped         | 6.                    |            |  |
| 0.Wood          | 4.Asb/Asph                | 8.Alum/Vin |  | Kitchen Style   | <b>1 Modern</b>            |           |  | Unfinished %     | <b>0%</b>             |            |  |
| 1.Wood          | 5.T-111                   | 9.Other    |  | 1.Modern        | 4.Obsolete 7.              |           |  | Grade & Factor   | <b>3 Average 110%</b> |            |  |
| 2.Wd Sh         | 6.Br/St                   | 11.        |  | 2.Typical       | 5.                         |           |  | 1.E Grade        | 4.B Grade             | 7.AAA Grad |  |
| 3.Compos.       | 7.Nov                     | 12.        |  | 3.Old Type      | 6.                         |           |  | 2.D Grade        | 5.A Grade 8.          |            |  |
| Roof Surface    | <b>1 Asphalt Shingles</b> |            |  | Bath(s) Style   | <b>1 Modern Bath(s)</b>    |           |  | 3.C Grade        | 6.AA Grade 9.Same     |            |  |
| 1.Asphalt       | 4.Composit                | 7.         |  | 1.Modern        | 4.Obsolete 7.              |           |  | SQFT (Footprint) | <b>1488</b>           |            |  |
| 2.Slate         | 5.Wood                    | 8.         |  | 2.Typical       | 5.                         |           |  | Condition        | <b>7 Very Good</b>    |            |  |
| 3.Metal         | 6.Other                   | 9.         |  | 3.Old Type      | 6.                         |           |  | 1.Poor           | 4.Avg                 | 7.V G      |  |
| SF Masonry Trim | <b>0</b>                  |            |  | # Rooms         | <b>6</b>                   |           |  | 2.Fair           | 5.Avg+ 8.Exc          |            |  |
| OPEN-3-         | <b>0</b>                  |            |  | # Bedrooms      | <b>3</b>                   |           |  | 3.Avg-           | 6.Good 9.Same         |            |  |
| OPEN-4-         | <b>0</b>                  |            |  | # Full Baths    | <b>2</b>                   |           |  | Phys. % Good     | <b>0%</b>             |            |  |
| Year Built      | <b>2003</b>               |            |  | # Half Baths    | <b>0</b>                   |           |  | Funct. % Good    | <b>100%</b>           |            |  |
| Year Remodeled  | <b>0</b>                  |            |  | # Addn Fixtures | <b>0</b>                   |           |  | Functional Code  | <b>9 None</b>         |            |  |
| Foundation      | <b>1 Concrete</b>         |            |  | # Fireplaces    | <b>0</b>                   |           |  | 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     | <b>100%</b>           |            |  |
| Basement        | <b>4 Full Basement</b>    |            |  |                 |                            |           |  | Economic Code    | <b>None</b>           |            |  |
| 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 | <b>0</b>                  |            |  |                 |                            |           |  | Entrance Code    | <b>5 Estimated</b>    |            |  |
| Wet Basement    | <b>1 Dry Basement</b>     |            |  |                 |                            |           |  | 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 | <b>5 Estimate</b>     |            |  |
|                 |                           |            |  |                 |                            |           |  | 1.Owner          | 4.Agent               | 7.         |  |
|                 |                           |            |  |                 |                            |           |  | 2.Relative       | 5.Estimate 8.         |            |  |
|                 |                           |            |  |                 |                            |           |  | 3.Tenant         | 6.Other 9.SNY         |            |  |



Date Inspected 11/21/2005

| Additions, Outbuildings & Improvements |      |       |       |      |       |        |             |                   |  |
|--|------|-------|-------|------|-------|--------|-------------|-------------------|--|
| Type                                   | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |                   |  |
| 21 Open Frame                          | 0    | 96    | 0 0   | 0    | 0     | % 0    | %           | 1.One Story Fram  |  |
| 23 Frame Garage                        | 0    | 784   | 0 0   | 0    | 0     | % 0    | %           | 2.Two Story Fram  |  |
| 68 Wood Deck                           | 0    | 120   | 0 0   | 0    | 0     | % 0    | %           | 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 |  |

