

VERRILL MELISSA S  
 VERRILL, NATHAN A  
 256 BAGLEY ROAD  
 EAST WATERBORO ME 04030

B7244P182 B15799P861 B16396P737

Previous Owner  
 DUFF(NILES) SANDRA E  
 C/O MELISSA S VERRILL  
 256 BAGLEY RD  
 WATERBORO ME 04087  
 Sale Date: 8/24/2012

Property Data			Assessment Record						
Neighborhood <b>42 BAGLEY RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	85,300	185,000	10,000	260,300		
1ST MORTGAGE <b>0</b>			2013	85,300	185,000	0	270,300		
2ND MORTGAGE <b>0</b>			2014	85,300	185,000	0	270,300		
Zone/Land Use <b>33 Forest/Agricultural..</b>			2015	85,300	185,000	0	270,300		
Secondary Zone			2016	72,500	177,500	0	250,000		
Topography <b>2 Rolling</b>			2017	72,500	177,500	0	250,000		
1.Level 4.Below St 7.Steep			2018	72,500	177,500	0	250,000		
2.Rolling 5.Low 8.Wet			2019	72,500	177,500	0	250,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	72,500	177,500	0	250,000		
Utilities <b>9 No Water/No Sewer</b>			2021	79,800	177,500	0	257,300		
1.Public 4.Improve 7.Improve			2022	87,000	195,200	0	282,200		
2.Water 5.Improve 8.			2023	95,700	216,500	0	312,200		
3.Sewer 6.Improve 9.None			2024	107,300	243,200	0	350,500		
Street <b>1 Paved</b>			2025	134,700	303,700	0	438,400		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
			14.Rear Land				%		3.Topography
Sale Date <b>8/24/2012</b>			15.Misc				%		4.Size/Shape
Price <b>179,900</b>							%		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.			16.Regular Lot				%		8.View/Environ
3.Building 6. 9.			17.Secondary Lot				%		9.Fract Share
Financing <b>1 Conventional</b>			18.Excess Land				%		<b>Acres</b>
1.Convent 4.Seller 7.			19.Condominium				%		30.Rear (201+)
2.FHA/VA 5.Private 8.			20.Pavement				%		31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown							%		32.Pasture
Validity <b>8 Other Non Valid</b>			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					33.Orchard
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	5.00	100	%	0	34.Frontage
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26	0.10	100	%	0	35.Triangular Lot
3.Distress 6.Exempt 9.			23.Non Conforming				%		36.Commercial
Verified <b>1 Buyer</b>			<b>Acres</b>				%		37.Softwood
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)				%		38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		39.Hardwood
3.Lender 6.MLS 9.			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			<b>Total Acreage</b>		<b>5.10</b>				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

# Waterboro

Map Lot 010-030E

Account 1146

Location 256 BAGLEY ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>4 Cape Cod</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	
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL <b>0</b>		2.Inadeq	
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100% 1 Hot Water BB</b>	3.Not func	
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	
Dwelling Units <b>1</b>		2.HWCI		6.GravWA	10.	
Other Units <b>0</b>		3.HWRAD		7.Electric	11.	
Stories		4.Steam		8.F/WallM	12.	
<b>4 One &amp; 1/2 Story</b>		Cool Type		<b>0% 9 None</b>	Insulation	
1.1	4.1.50	7.1.25	1.Refrig	4.W&C Air	7.	
2.2	5.1.75	8.	2.Evapor	5.	8.	
3.3	6.2.50	9.	3.H Pump	6.	9.None	
Exterior Walls		Kitchen Style		<b>2 Typical</b>		
<b>1 Wood Siding</b>		1.Modern		4.Obsolete	7.	
0.Wood	4.Asb/Asph	8.Alum/Vin	2.Typical	5.	8.	
1.Wood	5.T-111	9.Other	3.Old Type	6.	9.None	
2.Wd Sh	6.Br/St	11.	Bath(s) Style		<b>2 Typical Bath(s)</b>	
3.Compos.	7.Nov	12.	1.Modern	4.Obsolete	7.	
Roof Surface		2.Typical		5.	8.	
<b>1 Asphalt Shingles</b>		3.Old Type		6.	9.None	
1.Asphalt	4.Composit	7.	# Rooms		<b>6</b>	
2.Slate	5.Wood	8.	# Bedrooms		<b>3</b>	
3.Metal	6.Other	9.	# Full Baths		<b>2</b>	
SF Masonry Trim		0		# Half Baths		<b>1</b>
OPEN-3-		0		# Addn Fixtures		<b>0</b>
OPEN-4-		0		# Fireplaces		<b>1</b>
Year Built		<b>1994</b>		Functional Code		<b>9 None</b>
Year Remodeled		<b>2004</b>		1.Incomp		4.Small
Foundation		<b>1 Concrete</b>		2.O-Built		5.CDU
1.Concrete		4.Wood	7.	3.Damage		6.Style
2.C Block		5.Slab	8.	Econ. % Good		<b>100%</b>
3.Br/Stone		6.Prs/Post	9.	Economic Code		<b>None</b>
Basement		<b>4 Full Basement</b>		0.None		3.Services
1.1/4 Bmt		4.Full Bmt	7.	1.Location		4.Traffic
2.1/2 Bmt		5.None	8.	2.Encroach		9.None
3.3/4 Bmt		6.	9.None	Entrance Code		<b>3 Information Only</b>
Bsmt Gar # Cars		0		1.Interior		4.Vacant
Wet Basement		<b>1 Dry Basement</b>		2.Refusal		5.Estimate
1.Dry		4.	7.	3.Informed		6.Office
2.Damp		5.	8.	Information Code		<b>3 Tenant</b>
3.Wet		6.	9.	1.Owner		4.Agent
				2.Relative		5.Estimate
				3.Tenant		6.Other



Date Inspected 11/09/2005

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	306	0 0	0	0	% 0	%	1.One Story Fram
1 One Story Frame	0	120	0 0	0	0	% 0	%	2.Two Story Fram
1 One Story Frame	0	60	0 0	0	0	% 0	%	3.Three Story Fr
37 Unfin Basement	0	60	0 0	0	0	% 0	%	4.1 & 1/2 Story
23 Frame Garage	2000	832	3 100	4	95	% 100	%	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

