

HEROUX, CHRISTOPHER  
 HEROUX, LISA  
 195 WEBBER ROAD  
 NORTH WATERBORO ME 04061

B9293P249 B16093P919 B16110P433 B16335P108

Previous Owner  
 MCGRIFF RICK A  
 MCGRIFF, CINDY M  
 195 WEBBER ROAD  
 NO WATERBORO ME 04005  
 Sale Date: 5/28/2021

Previous Owner  
 AHEARN COUNTRYSIDE VILLA LLC  
 C/O RICK & CINDY MCGRIFF  
 195 WEBBER RD  
 N WATERBORO ME 04061  
 Sale Date: 6/01/2012

Previous Owner  
 RENCH DAVID E & THERESA A  
 219 WEST ST

BIDDEFORD ME 04005 9762  
 Sale Date: 6/13/2011

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
 BIDDEFORD SAVINGS BANK - B11349, P114 (01/30/02) - 1ST MORTGAGE  
 CARROLL, FRANCIS R - B11349, P128 (01/30/02) - 2ND MORTGAGE  
 20.0624 - added 14x28 and 8x19 deck, 10x20 1 st addition, 5x7 basement entry -sb

Waterboro

Property Data			Assessment Record						
Neighborhood <b>20 WEBBER RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	69,100	146,100	0	215,200		
1ST MORTGAGE <b>0</b>			2013	69,100	146,100	10,000	205,200		
2ND MORTGAGE <b>0</b>			2014	69,100	138,800	10,000	197,900		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	69,100	138,800	10,000	197,900		
Secondary Zone			2016	58,800	146,100	15,000	189,900		
Topography <b>1 Level</b>			2017	58,800	146,100	15,000	189,900		
1.Level 4.Below St 7.Steep			2018	58,800	146,100	20,000	184,900		
2.Rolling 5.Low 8.Wet			2019	58,800	146,100	20,000	184,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,800	146,900	20,000	185,700		
Utilities <b>9 No Water/No Sewer</b>			2021	64,600	159,600	24,500	199,700		
1.Public 4.Improve 7.Improve			2022	70,500	175,500	25,000	221,000		
2.Water 5.Improve 8.			2023	77,600	194,700	0	272,300		
3.Sewer 6.Improve 9.None			2024	87,000	218,600	0	305,600		
Street <b>1 Paved</b>			2025	106,300	292,900	0	399,200		
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
Sale Date <b>5/28/2021</b>			14.Rear Land				%		3.Topography
Price <b>300,000</b>			15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing <b>9 Unknown</b>			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>							%		32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.85	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified <b>5 Public Record</b>			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			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> 1.85						44.Utility ROW
									45.Camp Lot
									46.Site Improve

## Waterboro

Map Lot 011-011-005

Account 1173

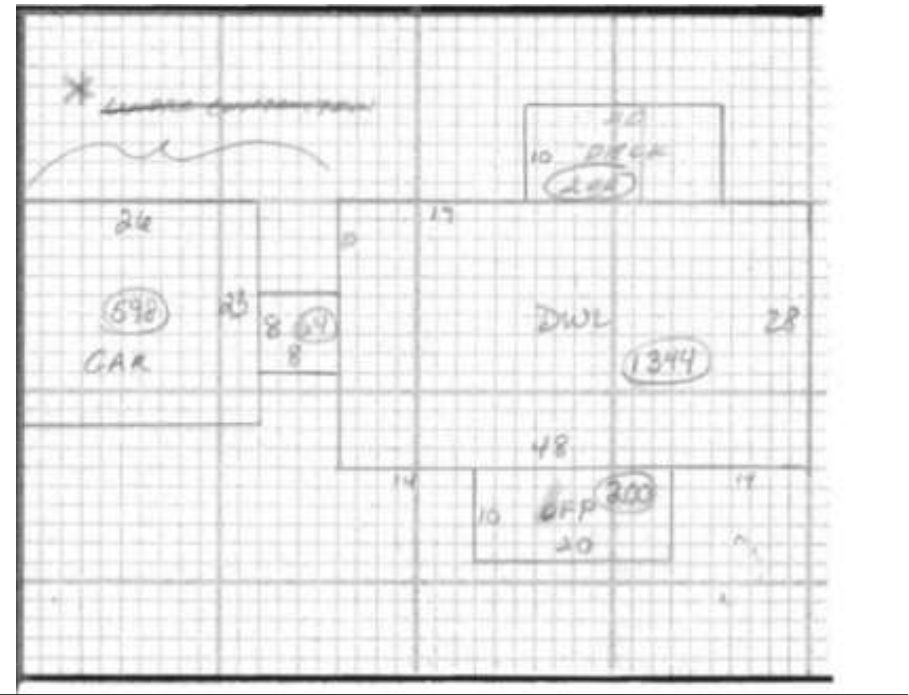
Location 195 WEBBER ROAD

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
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%</b>	<b>1 Hot Water BB</b>
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	<b>1 One Story</b>		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	<b>0%</b>	<b>9 None</b>
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls	<b>8 Aluminum/Vinyl</b>		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	<b>2 Typical</b>	
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface	<b>1 Asphalt Shingles</b>		Bath(s) Style	<b>2 Typical Bath(s)</b>	
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim	<b>0</b>		# Rooms	<b>4</b>	
OPEN-3-	<b>0</b>		# Bedrooms	<b>2</b>	
OPEN-4-	<b>0</b>		# Full Baths	<b>1</b>	
Year Built	<b>2002</b>		# Half Baths	<b>0</b>	
Year Remodeled	<b>0</b>		# Addn Fixtures	<b>0</b>	
Foundation	<b>1 Concrete</b>		# Fireplaces	<b>0</b>	
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #006666; color: white; padding: 10px 20px; font-size: 2em; font-weight: bold; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>		
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>1 Dry Basement</b>				
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	
68 Wood Deck	2019	544	0 0	0	0	% 0	%	1.One Story Fram
21 Open Frame	0	200	0 0	0	0	% 0	%	2.Two Story Fram
1 One Story Frame	0	200	0 0	0	0	% 0	%	3.Three Story Fr
23 Frame Garage	0	598	0 0	0	0	% 0	%	4.1 & 1/2 Story
90 BSMT ENTRY	0	35	0 0	0	0	% 0	%	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