

SQUIERS, GREGORY
56 JOSEPH WAY
EAST WATERBORO ME 04030

B13895P95 B17764P688

Previous Owner
HANSEN MARK H
ATTN: GREGORY SQUIERS
56 JOSEPH WAY
E WATERBORO ME 04030
Sale Date: 7/26/2018

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record				
Neighborhood 37 ROBERTS RIDGE RD			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2012	52,700	141,800	16,000	178,500
1ST MORTGAGE 0			2013	52,700	141,800	16,000	178,500
2ND MORTGAGE 0			2014	52,700	141,800	16,000	178,500
Zone/Land Use 31 Agricultural/Residential			2015	52,700	141,800	16,000	178,500
Secondary Zone			2016	44,700	141,800	21,000	165,500
Topography 2 Rolling			2017	44,700	141,800	21,000	165,500
1.Level 4.Below St 7.Steep			2018	44,700	141,800	26,000	160,500
2.Rolling 5.Low 8.Wet			2019	44,700	141,800	26,000	160,500
3.Above St 6.Swampy 9.Lev/Roll			2020	44,700	145,700	0	190,400
Utilities 9 No Water/No Sewer			2021	49,200	145,700	0	194,900
1.Public 4.Improve 7.Improve			2022	53,700	160,300	0	214,000
2.Water 5.Improve 8.			2023	59,000	177,700	25,000	211,700
3.Sewer 6.Improve 9.None			2024	66,200	199,600	25,000	240,800
Street 3 Gravel			2025	80,700	254,600	25,000	310,300
1.Paved 4.Proposed 7.ROW			Land Data				
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective	Influence	Influence
3.Gravel 6.Aband 9.TG PLAN			11.Ossipee WF		Frontage	Depth	Factor
LAND USE 0			12.Arrowhead WF				Code
BUILDING USE 0			13.Waterfront				1.Unimproved
Sale Data			14.Rear Land				2.Excess Ftg /De
Sale Date 7/26/2018			15.Misc				3.Topography
Price 210,000							4.Size/Shape
Sale Type 2 Land & Buildings							5.Access or Rear
1.Land 4.Mobile 7.							6.Restriction
2.L & B 5.Other 8.							7.Open Space
3.Building 6. 9.							8.View/Environ
Financing 9 Unknown							9.Fract Share
1.Convent 4.Seller 7.			Square Foot		Square Feet		Acres
2.FHA/VA 5.Private 8.			16.Regular Lot				30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			17.Secondary Lot				31.Tillable/Horti
Validity 1 Arms Length Sale			18.Excess Land				32.Pasture
1.Valid 4.Split 7.Renovate			19.Condominium				33.Orchard
2.Related 5.Partial 8.Other			20.Pavement				34.Frontage
3.Distress 6.Exempt 9.							35.Triangular Lot
Verified 5 Public Record			Fract. Acre		Acreege/Sites		36.Commercial
1.Buyer 4.Agent 7.Family			21.Homesite (Frac	21	2.00	75 %	5
2.Seller 5.Pub Rec 8.Other			22.Vacant Lot (Fr	26	0.29	100 %	0
3.Lender 6.MLS 9.			23.Non Conforming				%
			Acres				%
			24.Excess (5-10)				%
			25.Excess (10+)				%
			26.Excess				%
			27.Rear (1-100)				%
			28.Rear (101-150)				%
			29.Rear (151-200)				%
			Total Acreage	2.29			

46.Site Improve


Waterboro

Map Lot 011-029-006A

Account 4560

Location 56 JOSEPH WAY

Card 1 Of 1 9/23/2024

Building Style	2 Ranch			SF Bsmt Living 1000			Layout 1 Typical		
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade 3 100			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% 1 Hot Water BB			3.Not func 6. 9.			
4.Cape	8.Log	12.	1.HWBB 5.FWA 9.No Heat			Attic 0			
Dwelling Units 1			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 1 One Story			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 1 Full			
2.2	5.1.75	8.	1.Refrigt 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 8 Aluminum/Vinyl			3.H Pump 6. 9.None			3.Capped 6. 9.None			
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style 2 Typical			Unfinished % 0%			
1.Wood	5.T-111	9.Other	1.Modern 4.Obsolete 7.			Grade & Factor 3 Average 100%			
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 1 Asphalt Shingles			Bath(s) Style 2 Typical Bath(s)			3.C Grade 6.AA Grade 9.Same			
1.Asphalt	4.Composit	7.	1.Modern 4.Obsolete 7.			SQFT (Footprint) 1080			
2.Slate	5.Wood	8.	2.Typical 5. 8.			Condition 7 Very Good			
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G			
SF Masonry Trim 0			# Rooms 7			2.Fair 5.Avg+ 8.Exc			
OPEN-3- 0			# Bedrooms 3			3.Avg- 6.Good 9.Same			
OPEN-4- 0			# Full Baths 2			Phys. % Good 0%			
Year Built 2007			# Half Baths 0			Funct. % Good 100%			
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None			
Foundation 1 Concrete			# Fireplaces 0			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 100%			
Basement 4 Full Basement						Economic Code None			
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 0						Entrance Code 0			
Wet Basement 1 Dry Basement						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 0						
			1.Owner 4.Agent 7.						
			2.Relative 5.Estimate 8.						
			3.Tenant 6.Other 9.SNY						

Date Inspected

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	980	0 0	0	0	0 %	0 %	1.One Story Fram
282 METAL BARN	2008	576	2 100	6	90	% 100	%	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