

PELLETIER, PATRICK C
71 MEADOWBROOK DR
E WATERBORO ME 04030

B14875P346 B16723P363 B18039P412

Previous Owner
PELLETIER PATRICKC & SARA E
71 MEADOWBROOK DR

EAST WATERBORO ME 04030
Sale Date: 9/06/2019

Previous Owner
VALLEE, EDWARD
71 MEADOWBROOK DR.

EAST WATERBORO ME 04030
Sale Date: 12/11/2017

Previous Owner
KRAMER, JULIE R
ATTN: PATRICK & SARA PELLETIER

E WATERBORO ME 04030
Sale Date: 10/21/2017

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
Notice of Chapter 7 Bankruptcy 3/27/09 Case #09-20387

Waterboro

Property Data			Assessment Record						
Neighborhood 32 MEADOWBROOK RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	69,600	150,600	0	220,200		
1ST MORTGAGE 0			2013	69,600	150,600	0	220,200		
2ND MORTGAGE 0			2014	69,600	150,600	0	220,200		
Zone/Land Use 31 Agricultural/Residential			2015	69,600	150,600	0	220,200		
Secondary Zone			2016	59,100	150,600	0	209,700		
Topography 3 Above Street			2017	59,100	150,600	0	209,700		
1.Level 4.Below St 7.Steep			2018	59,100	150,600	0	209,700		
2.Rolling 5.Low 8.Wet			2019	59,100	150,600	0	209,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	59,100	150,600	0	209,700		
Utilities 9 No Water/No Sewer			2021	65,000	150,600	0	215,600		
1.Public 4.Improve 7.Improve			2022	71,000	165,700	0	236,700		
2.Water 5.Improve 8.			2023	78,000	183,800	0	261,800		
3.Sewer 6.Improve 9.None			2024	87,500	206,400	0	293,900		
Street 1 Paved			2025	107,000	285,200	0	392,200		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
Sale Date 9/06/2019			14.Rear Land			%		4.Size/Shape	
Price			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		6.Restriction	
1.Land 4.Mobile 7.						%		7.Open Space	
2.L & B 5.Other 8.			Square Foot	Square Feet				8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing 9 Unknown			17.Secondary Lot			%		Acres	
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 2 Related Parties						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				34.Frontage	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.97	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		35.Triangular Lot	
Verified 5 Public Record			23.Non Conforming			%		36.Commercial	
1.Buyer 4.Agent 7.Family			Acres			%		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	
			Total Acreage		1.97			44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 011-042-008A


Account 4537

Location 71 MEADOWBROOK DRIVE

Card 1

Of 1

9/23/2024

Building Style	1 Conventional			SF Bsmt Living	0			Layout	1 Typical		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	0 0			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.HWB	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	2 Two 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.Refrig	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 Alumunum/Vinyl			3.H Pump	6.			9.None	3.Capped	6.		
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) 864			
2.Slate	5.Wood	8.		2.Typical	5.			8.	Condition 8 Excellent		
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	1				Phys. % Good 0%			
Year Built 2006			# Half Baths	1				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.C Block	5.Slab	8.									
3.Br/Stone	6.Prs/Post	9.									
Basement 4 Full Basement											
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 2											
Wet Basement 1 Dry Basement											
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	
					%	%		1.One Story Fram
					%	%		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

