

SCHEPIS MARK R
SCHEPIS, JESSICA J
65 MEADOWBROOK DRIVE
EAST WATERBORO ME 04030

B14926P33

Previous Owner
COTE ANDRE N & SUSAN A
96 PANORAMIC DRIVE

EAST WATERBORO ME 04030
Sale Date: 8/15/2006

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 32 MEADOWBROOK RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	69,100	175,100	10,000	234,200		
1ST MORTGAGE 0			2013	69,100	175,100	10,000	234,200		
2ND MORTGAGE 0			2014	69,100	175,100	10,000	234,200		
Zone/Land Use 31 Agricultural/Residential			2015	69,100	175,100	10,000	234,200		
Secondary Zone			2016	58,800	175,100	15,000	218,900		
Topography 2 Rolling			2017	58,800	175,100	15,000	218,900		
1.Level 4.Below St 7.Steep			2018	58,800	175,100	20,000	213,900		
2.Rolling 5.Low 8.Wet			2019	58,800	175,100	20,000	213,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,800	175,100	20,000	213,900		
Utilities 9 No Water/No Sewer			2021	64,600	175,100	24,500	215,200		
1.Public 4.Improve 7.Improve			2022	70,500	192,600	25,000	238,100		
2.Water 5.Improve 8.			2023	77,600	213,700	25,000	266,300		
3.Sewer 6.Improve 9.None			2024	87,000	239,900	25,000	301,900		
Street 1 Paved			2025	106,300	325,300	25,000	406,600		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 8/14/2006			14.Rear Land				%		3.Topography
Price 226,900			15.Misc				%		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.			Square Foot	Square Feet					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 1 Conventional			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					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 1 Buyer			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		1.85				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 011-042-009A


Account 4538

Location 65 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.HWBB	5.FWA	9.No Heat	Attic 5 Floor & Stairs		
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.	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) 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 6			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 2005				# 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.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%			Economic Code None		
Basement 4 Full Basement				0.None			3.Services	7.	
1.1/4 Bmt	4.Full Bmt	7.		1.Location			4.Traffic	8.	
2.1/2 Bmt	5.None	8.		2.Encroach			9.None	9.	
3.3/4 Bmt	6.	9.None		Entrance Code 0			1.Interior		
Bsmt Gar # Cars 0				1.Refusal			5.Estimate	8.	
Wet Basement 1 Dry Basement				3.Informed			6.Office	9.RS	
1.Dry	4.	7.		Information Code 0			1.Owner		
2.Damp	5.	8.	2.Relative			5.Estimate	8.		
3.Wet	6.	9.	3.Tenant			6.Other	9.SNY		

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
168 SHOP/GARAGE	2008	624	5 100	7	97 %	100 %		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

