

RIDEOUT DANIEL S SR
48 WEST ROAD
WATERBORO ME 04087

B15022P734 B18065P449 B19091P528

Previous Owner
COOMBS RICHARD L & MELANIE T
252 HIGH STREET

FARMINGTON ME 04938
Sale Date: 11/29/2006

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
23.0131 - removed Heather Rideout due to divorce 19091/528
-sb

Waterboro

Property Data			Assessment Record						
Neighborhood 59 WEST RD S			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	65,800	100,100	10,000	155,900		
1ST MORTGAGE 0			2013	65,800	100,100	10,000	155,900		
2ND MORTGAGE 0			2014	65,800	100,100	10,000	155,900		
Zone/Land Use 21 Village			2015	65,800	100,100	10,000	155,900		
Secondary Zone			2016	55,800	100,100	15,000	140,900		
Topography 1 Level			2017	55,800	100,100	15,000	140,900		
1.Level 4.Below St 7.Steep			2018	55,800	100,100	20,000	135,900		
2.Rolling 5.Low 8.Wet			2019	55,800	100,100	20,000	135,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	55,800	100,100	20,000	135,900		
Utilities 2 Public Water			2021	61,400	100,100	24,500	137,000		
1.Public 4.Improve 7.Improve			2022	67,000	110,100	25,000	152,100		
2.Water 5.Improve 8.			2023	73,700	122,100	25,000	170,800		
3.Sewer 6.Improve 9.None			2024	82,600	137,100	25,000	194,700		
Street 1 Paved			2025	100,500	192,500	25,000	268,000		
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 11/29/2006			14.Rear Land			%		4.Size/Shape	
Price 178,500			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.						%		8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing 1 Conventional			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 1 Arms Length Sale						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				34.Frontage	
2.Related 5.Partial 8.Other				21	1.00	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	0.52	100	%	0	
Verified 1 Buyer			23.Non Conforming			%		35.Triangular Lot	
1.Buyer 4.Agent 7.Family			Acres			%		36.Commercial	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		37.Softwood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		38.Mixed Wood	
			26.Excess			%		39.Hardwood	
			27.Rear (1-100)			%		40.Wasteland	
			28.Rear (101-150)			%		41.Gravel Pit (Ac	
			29.Rear (151-200)			%		42.Mobile Home Si	
			Total Acreage		1.52			43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 020-005-001

Account 1767

Location 48 WEST ROAD

Card 1

Of 1

9/23/2024

Building Style	2 Ranch			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			
Dwelling Units	1			2.HWCI	6.GravWA	10.			
Other Units	0			3.HWRAD	7.Electric	11.			
Stories	1 One Story			4.Steam	8.F/WallM	12.			
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.			
3.3	6.2.50	9.		2.Evapor	5.	8.			
Exterior Walls	8 Alumunum/Vinyl			3.H Pump	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.			
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.			
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None			
Roof Surface	1 Asphalt Shingles			Bath(s) Style	2 Typical Bath(s)			Grade & Factor	3 Average 110%
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	0			# Rooms	4			SQFT (Footprint)	876
OPEN-3-	0			# Bedrooms	2			Condition	5 Above Average
OPEN-4-	0			# Full Baths	1			1.Poor	4.Avg
Year Built	1995			# Half Baths	0			2.Fair	5.Avg+
Year Remodeled	0			# Addn Fixtures	0			3.Avg-	6.Good
Foundation	1 Concrete			# Fireplaces	0			Phys. % Good	0%
1.Concrete	4.Wood	7.						Funct. % Good	100%
2.C Block	5.Slab	8.						Functional Code	9 None
3.Br/Stone	6.Prs/Post	9.						1.Incomp	4.Small
Basement	4 Full Basement							2.O-Built	5.CDU
1.1/4 Bmt	4.Full Bmt	7.						3.Damage	6.Style
2.1/2 Bmt	5.None	8.						Econ. % Good	100%
3.3/4 Bmt	6.	9.None						Economic Code	None
Bsmt Gar # Cars	0							0.None	3.Services
Wet Basement	1 Dry Basement							1.Location	4.Traffic
1.Dry	4.	7.						2.Encroach	9.None
2.Damp	5.	8.						Entrance Code	0
3.Wet	6.	9.						1.Interior	4.Vacant
								2.Refusal	5.Estimate
								3.Informed	6.Office
								Information Code	0
								1.Owner	4.Agent
								2.Relative	5.Estimate
								3.Tenant	6.Other



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	84	0 0	0	0	0	%	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

