

HOLMES ROBERT B
61 WEST ROAD
WATERBORO ME 04087

B8448P223

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 59 WEST RD S			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	46,200	83,000	0	129,200		
1ST MORTGAGE 0			2013	46,200	83,000	0	129,200		
2ND MORTGAGE 0			2014	46,200	83,000	0	129,200		
Zone/Land Use 21 Village			2015	46,200	83,000	0	129,200		
Secondary Zone			2016	39,200	83,000	0	122,200		
Topography 1 Level			2017	39,200	83,000	0	122,200		
1.Level 4.Below St 7.Steep			2018	39,200	83,000	0	122,200		
2.Rolling 5.Low 8.Wet			2019	39,200	83,000	0	122,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	39,200	83,000	0	122,200		
Utilities 2 Public Water			2021	43,200	83,000	0	126,200		
1.Public 4.Improve 7.Improve			2022	47,100	91,300	0	138,400		
2.Water 5.Improve 8.			2023	51,800	101,300	0	153,100		
3.Sewer 6.Improve 9.None			2024	58,100	114,900	0	173,000		
Street 1 Paved			2025	70,900	158,000	0	228,900		
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			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet			%		6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	0.50	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26	0.16	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			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		0.66				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 020-012

Account 1774

Location 61 WEST ROAD

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100% 5 Force Warm Air	3.Not func
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units 1			2.HWCI	6.GravWA	10.
Other Units 1			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 100%
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 7		SQFT (Footprint) 696
OPEN-3- 0			# Bedrooms 3		Condition 4 Average
OPEN-4- 0			# Full Baths 1		1.Poor
Year Built 1919			# Half Baths 0		4.Avg
Year Remodeled 0			# Addn Fixtures 0		7.V G
Foundation 2 Concrete Block			# Fireplaces 0		2.Fair
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #008080; color: white; padding: 10px; margin-right: 10px; font-size: 2em; font-weight: bold; border: 1px solid white;">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 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 0					
Wet Basement 1 Dry Basement					
1.Dry	4.	7.			
2.Damp	5.	8.			
3.Wet	6.	9.			
Date Inspected			Phys. % Good 0%		3.Avg-
			Funct. % Good 100%		6.Good
			Functional Code 9 None		9.Same
			1.Incomp		4.Small
			2.O-Built		5.CDU
			3.Damage		6.Style
			Econ. % Good 100%		9.None
			Economic Code None		
			0.None		3.Services
			1.Location		4.Traffic
			2.Encroach		9.None
			Entrance Code 0		
			1.Interior		4.Vacant
			2.Refusal		5.Estimate
			3.Informed		6.Office
			Information Code 0		9.RS
			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
1 One Story Frame	0	108	0 0	0	0	0 % 0 %	1.One Story Fram
22 Encl Frame Porch	0	78	0 0	0	0	0 % 0 %	2.Two Story Fram
24 Frame Shed	0	266	0 0	0	0	0 % 0 %	3.Three Story Fr
23 Frame Garage	0	352	0 0	0	0	0 % 0 %	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

