

ROY RICHARD R
8 BUZZELL ROAD
BIDDEFORD ME 04005

B5524P133 B15986P372 B19153P590 B19209P527

Previous Owner
HOLMES FRANK H JR & ALBA M
212 BROOKLINE STREET

CAMBRIDGE MA 02139
Sale Date: 11/10/2010

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
 23.0215 - Revocable Transfer on Death Deed from Richard Roland Roy to Richard Joseph Roy and Kelley Roy Neptune (TC) - vw
 23.0404 - Alternate beneficiaries of Transfer on Death deed: Jacob J Roy (for Richard J Roy) and Sage Neptune (for Kelley R Neptune) B19209/P527- vw

Waterboro

Property Data			Assessment Record						
Neighborhood	41 SOKOKIS TRAIL RT5 M		Year	Land	Buildings	Exempt	Total		
Tree Growth Year	0		2012	78,300	45,500	0	123,800		
1ST MORTGAGE	0		2013	78,300	45,500	0	123,800		
2ND MORTGAGE	0		2014	78,300	45,500	0	123,800		
Zone/Land Use	48 Shoreland		2015	78,300	45,500	0	123,800		
Secondary Zone	31		2016	74,400	45,500	0	119,900		
Topography	8 Wet Area		2017	74,400	45,500	0	119,900		
1.Level	4.Below St	7.Steep	2018	74,400	45,500	0	119,900		
2.Rolling	5.Low	8.Wet	2019	74,400	45,500	0	119,900		
3.Above St	6.Swampy	9.Lev/Roll	2020	74,400	45,700	0	120,100		
Utilities	9 No Water/No Sewer		2021	81,800	45,700	0	127,500		
1.Public	4.Improve	7.Improve	2022	89,200	50,300	0	139,500		
2.Water	5.Improve	8.	2023	98,100	55,800	0	153,900		
3.Sewer	6.Improve	9.None	2024	110,000	63,800	0	173,800		
Street	3 Gravel		2025	114,800	93,000	0	207,800		
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	11	044	090	125 %	0	1.Unimproved
BUILDING USE	0		12.Arrowhead WF				%		2.Excess Ftg /De
Sale Data			13.Waterfront				%		3.Topography
Sale Date	11/10/2010		14.Rear Land				%		4.Size/Shape
Price	175,000		15.Misc				%		5.Access or Rear
Sale Type	2 Land & Buildings		Square Foot		Square Feet				6.Restriction
1.Land	4.Mobile	7.	16.Regular Lot				%		7.Open Space
2.L & B	5.Other	8.	17.Secondary Lot				%		8.View/Environ
3.Building	6.	9.	18.Excess Land				%		9.Fract Share
Financing	1 Conventional		19.Condominium				%		Acres
1.Convent	4.Seller	7.	20.Pavement				%		30.Rear (201+)
2.FHA/VA	5.Private	8.	Fract. Acre		Acreege/Sites				31.Tillable/Horti
3.Assumed	6.Cash	9.Unknown	21.Homesite (Frac				%		32.Pasture
Validity	1 Arms Length Sale		22.Vacant Lot (Fr				%		33.Orchard
1.Valid	4.Split	7.Renovate	23.Non Conforming				%		34.Frontage
2.Related	5.Partial	8.Other	Acres		Acreege/Sites				35.Triangular Lot
3.Distress	6.Exempt	9.	24.Excess (5-10)				%		36.Commercial
Verified	1 Buyer		25.Excess (10+)				%		37.Softwood
1.Buyer	4.Agent	7.Family	26.Excess				%		38.Mixed Wood
2.Seller	5.Pub Rec	8.Other	27.Rear (1-100)				%		39.Hardwood
3.Lender	6.MLS	9.	28.Rear (101-150)				%		40.Wasteland
			29.Rear (151-200)				%		41.Gravel Pit (Ac
			Total Acreage		0.05				

46.Site Improve


Waterboro

Map Lot 032-064

Account 2153

Location 34 GALLI LANE

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% 9 Not Heated	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
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 9 None
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 Aluminum/Vinyl	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 3 Old Style	Unfinished % 0%
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 95%
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 3 Old Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 620
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1940	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers/Posts	# 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 9 No 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 9 No 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	96	0 0	0	0 %	0 %	
24 Frame Shed	0	264	0 0	0	0 %	0 %	
					%	%	
					%	%	
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