

GARNEAU, JASON P  
26 LANDRY ROAD  
EAST WATERBORO ME 04030

B16175P370 B16787P920 B17967P757

Previous Owner  
MARTIN ZEKE  
600 SOUTH STREET

ROSLINDALE MA 02131  
Sale Date: 6/07/2019

Previous Owner  
DAVIS, JOHN  
3204 BURTON AVE SE

ALBUQUERQUE NM 87106  
Sale Date: 3/11/2014

Previous Owner  
TARBOX FRANKLIN C  
C/O JOHN L DAVIS  
3204 BURTON AVE SE  
ALBUQUERQUE NM 87106  
Sale Date: 10/04/2011

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>25 OSS�PEE POND NBHD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	104,000	135,800	10,000	229,800		
1ST MORTGAGE <b>0</b>			2013	104,000	135,800	0	239,800		
2ND MORTGAGE <b>0</b>			2014	104,000	135,800	0	239,800		
Zone/Land Use <b>48 Shoreland</b>			2015	104,000	135,800	0	239,800		
Secondary Zone			2016	93,600	128,600	0	222,200		
2017			2017	93,600	128,600	0	222,200		
Topography <b>2 Rolling</b>			2018	93,600	128,600	0	222,200		
1.Level 4.Below St 7.Steep			2019	93,600	128,600	0	222,200		
2.Rolling 5.Low 8.Wet			2020	93,600	129,600	0	223,200		
3.Above St 6.Swampy 9.Lev/Roll			2021	103,000	129,600	0	232,600		
Utilities <b>9 No Water/No Sewer</b>			2022	112,300	142,600	0	254,900		
1.Public 4.Improve 7.Improve			2023	123,600	158,100	0	281,700		
2.Water 5.Improve 8.			2024	138,500	178,800	0	317,300		
3.Sewer 6.Improve 9.None			2025	192,400	216,400	0	408,800		
Street <b>3 Gravel</b>			<b>Land Data</b>						
1.Paved 4.Proposed 7.ROW			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>	<b>Influence</b>	<b>Influence</b>		
2.Semi Imp 5.Pvt 8.None			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
3.Gravel 6.Aband 9.TG PLAN			12.Arrowhead WF					1.Unimproved	
LAND USE <b>0</b>			13.Waterfront					2.Excess Ftg /De	
BUILDING USE <b>0</b>			14.Rear Land					3.Topography	
<b>Sale Data</b>			15.Misc					4.Size/Shape	
Sale Date <b>6/07/2019</b>								5.Access or Rear	
Price <b>410,000</b>								6.Restriction	
Sale Type <b>2 Land &amp; Buildings</b>								7.Open Space	
1.Land 4.Mobile 7.			<b>Square Foot</b>		<b>Square Feet</b>			8.View/Environ	
2.L & B 5.Other 8.			16.Regular Lot					9.Fract Share	
3.Building 6. 9.			17.Secondary Lot					<b>Acres</b>	
Financing <b>9 Unknown</b>			18.Excess Land					30.Rear (201+)	
1.Convent 4.Seller 7.			19.Condominium					31.Tillable/Horti	
2.FHA/VA 5.Private 8.			20.Pavement					32.Pasture	
3.Assumed 6.Cash 9.Unknown								33.Orchard	
Validity <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>		<b>Acreege/Sites</b>			34.Frontage	
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	0.32	65	%	35.Triangular Lot	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr					36.Commercial	
3.Distress 6.Exempt 9.			23.Non Conforming					37.Softwood	
Verified <b>5 Public Record</b>			<b>Acres</b>					38.Mixed Wood	
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)					39.Hardwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)					40.Wasteland	
3.Lender 6.MLS 9.			26.Excess					41.Gravel Pit (Ac	
			27.Rear (1-100)					42.Mobile Home Si	
			28.Rear (101-150)					43.Condo Site	
			29.Rear (151-200)					44.Utility ROW	
			<b>Total Acreage 0.32</b>						45.Camp Lot
								46.Site Improve	

**Waterboro**

Map Lot 032-071Z


Account 2195

Location 26 LANDRY ROAD

Card 1

Of 1

9/23/2024

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>1030</b>	Layout <b>1 Typical</b>						
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade <b>3 100</b>	1.Typical 4. 7.						
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL <b>0</b>	2.Inadeq 5. 8.						
3.R Ranch 7.Contemp/ 11.Condo	Heat Type <b>100% 8 Floor/Wall Unit M</b>	3.Not func 6. 9.						
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>						
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi						
Other Units <b>0</b>	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.						
Stories <b>1 One Story</b>	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 <b>0% 9 None</b>	Insulation <b>1 Full</b>						
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 <b>1 Wood Siding</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None						
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>						
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 110%</b>						
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 <b>3 Metal</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.AA Grade 9.Same						
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>1288</b>						
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>4 Average</b>						
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G						
SF Masonry Trim <b>0</b>	# Rooms <b>4</b>	2.Fair 5.Avg+ 8.Exc						
OPEN-3- <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same						
OPEN-4- <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>						
Year Built <b>1970</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>						
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>						
Foundation <b>2 Concrete Block</b>	# Fireplaces <b>0</b>	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 <b>100%</b>						
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>						
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 <b>0</b>		Entrance Code <b>0</b>						
Wet Basement <b>1 Dry Basement</b>		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 <b>0</b>							
	1.Owner 4.Agent 7.							
	2.Relative 5.Estimate 8.							
	3.Tenant 6.Other 9.SNY							
Date Inspected								
<b>Additions, Outbuildings &amp; Improvements</b>								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	0	240	0 0	0	0	% 0	%	1.One Story Fram
22 Encl Frame Porch	0	288	0 0	0	0	% 0	%	2.Two Story Fram
68 Wood Deck	0	336	0 0	0	0	% 0	%	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