

SEVIGNY RONALD R
 SEVIGNY, REBECCA J
 163 WEST SHORE ROAD
 EAST WATERBORO ME 04030

B8233P170 B16478P144 B16734P288

Previous Owner
 WILLIAMS DAVID G & BRENDA J
 C/O RONALD & REBECCA SEVIGNY
 163 WEST SHORE RD
 EAST WATERBORO ME 04030
 Sale Date: 11/18/2013

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 22 WEST SHORE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	200,000	117,000	10,000	307,000		
1ST MORTGAGE 0			2013	200,000	117,000	10,000	307,000		
2ND MORTGAGE 0			2014	200,000	117,000	10,000	307,000		
Zone/Land Use 48 Shoreland			2015	200,000	117,000	0	317,000		
Secondary Zone 31			2016	190,100	117,000	0	307,100		
Topography 8 Wet Area			2017	190,100	117,000	0	307,100		
1.Level 4.Below St 7.Steep			2018	190,100	117,000	0	307,100		
2.Rolling 5.Low 8.Wet			2019	190,100	117,000	0	307,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	190,100	117,000	0	307,100		
Utilities 9 No Water/No Sewer			2021	209,100	117,000	0	326,100		
1.Public 4.Improve 7.Improve			2022	228,200	128,700	0	356,900		
2.Water 5.Improve 8.			2023	251,000	142,700	0	393,700		
3.Sewer 6.Improve 9.None			2024	281,400	162,900	0	444,300		
Street 3 Gravel			2025	293,400	229,600	0	523,000		
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	11	115	140	97 %	2	1.Unimproved
BUILDING USE 0			12.Arrowhead WF				%		2.Excess Ftg /De
Sale Data			13.Waterfront				%		3.Topography
			14.Rear Land				%		4.Size/Shape
Sale Date 11/18/2013			15.Misc				%		5.Access or Rear
Price 256,000							%		6.Restriction
Sale Type 2 Land & Buildings							%		7.Open Space
1.Land 4.Mobile 7.			Square Foot	Square Feet					8.View/Environ
2.L & B 5.Other 8.			16.Regular Lot				%		9.Fract Share
3.Building 6. 9.			17.Secondary Lot				%		Acres
Financing 1 Conventional			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 1 Arms Length Sale			Fract. Acre	Acreege/Sites					34.Frontage
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	24		0.41	100 %	0	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 1 Buyer			Acres				%		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
			Total Acreage			0.59			45.Camp Lot
									46.Site Improve

Waterboro

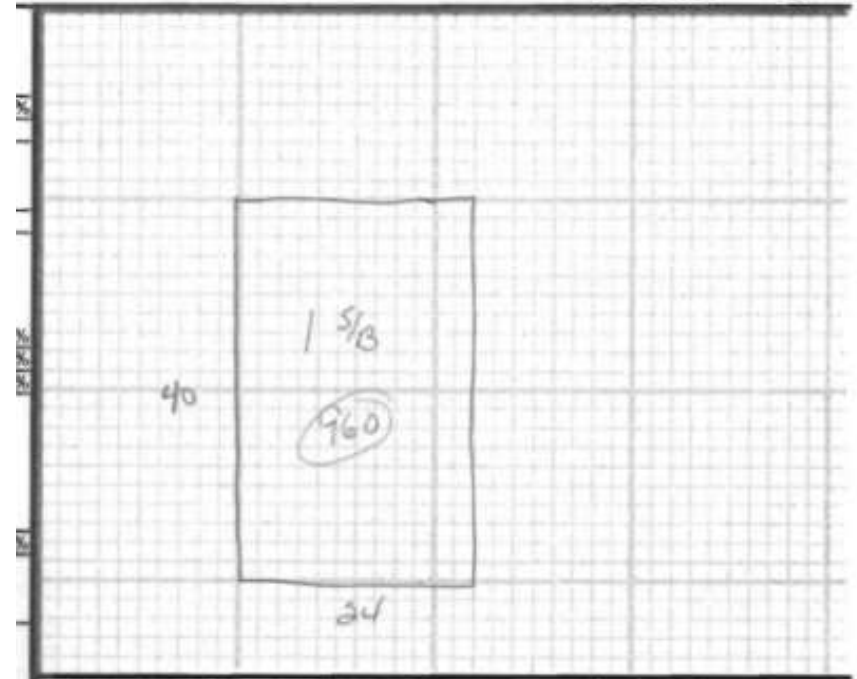
Map Lot 034-007

Account 2261

Location 163 WEST SHORE ROAD

Card 1 Of 1 9/23/2024

Building Style 2 Ranch 1.Conv 5.Garr/Col 9.Other 2.Ranch 6.Split 10.Mohome 3.R Ranch 7.Contemp/ 11.Condo 4.Cape 8.Log 12. Dwelling Units 1 Other Units 0 Stories 1 One Story 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9. Exterior Walls 2 Wood Shingle 0.Wood 4.Asb/Asph 8.Alum/Vin 1.Wood 5.T-111 9.Other 2.Wd Sh 6.Br/St 11. 3.Compos. 7.Nov 12. Roof Surface 1 Asphalt Shingles 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9. SF Masonry Trim 0 OPEN-3- 0 OPEN-4- 0 Year Built 1961 Year Remodeled 0 Foundation 2 Concrete Block 1.Concrete 4.Wood 7. 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.	SF Bsmt Living 0 Fin Bsmt Grade 0 0 OPEN 5 OPTIONAL 0 Heat Type 100% 1 Hot Water BB 1.HWBB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.HWRAD 7.Electric 11. 4.Steam 8.F/WallM 12. Cool Type 0% 9 None 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style 2 Typical 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style 2 Typical Bath(s) 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms 6 # Bedrooms 2 # Full Baths 1 # Half Baths 0 # Addn Fixtures 0 # Fireplaces 0	Layout 1 Typical 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. Attic 9 None 1.1/4 Fin 4.Full Fin 7.1/4 Unfi 2.1/2 Fin 5.FI/Stair 8. 3.3/4 Fin 6.1/2 Unfi 9.None Insulation 1 Full 1.Full 4.Minimal 7. 2.Heavy 5.Unk 8. 3.Capped 6. 9.None Unfinished % 0% Grade & Factor 3 Average 120% 1.E Grade 4.B Grade 7.AAA Grad 2.D Grade 5.A Grade 8. 3.C Grade 6.AA Grade 9.Same SQFT (Footprint) 960 Condition 6 Good 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good 0% Funct. % Good 100% Functional Code 9 None 1.Incomp 4.Small 7.Layout 2.O-Built 5.CDU 8.Other 3.Damage 6.Style 9.None Econ. % Good 100% Economic Code None 0.None 3.Services 7. 1.Location 4.Traffic 8. 2.Encroach 9.None 9. Entrance Code 0 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8. 3.Informed 6.Office 9.RS Information Code 0 1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.SNY
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Date Inspected

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	0	170	0 0	0	0 %	0 %		1.One Story Fram
24 Frame Shed	0	80	0 0	0	0 %	0 %		2.Two Story Fram
24 Frame Shed	0	80	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