

COTE RITA L & DOW, MARGUERITE E  
 COTE RITA L & DOW, JACK W III (JT)  
 PO BOX 8  
 N WATERBORO ME 04061

B14198P403 B15150P213 B16883P79 B17041P930  
 Previous Owner  
 FRECHETTE MICHAEL & ANN  
 c/o MARGUERITE DOW  
 PO BOX 729  
 BAR MILLS ME 04004  
 Sale Date: 5/04/2007

Previous Owner  
 YORK DEBORAH &  
 WALDSTEIN SANDRA  
 245 HIGH RD  
 NEWBURY MA 01950  
 Sale Date: 8/20/2004

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
 16.0208 - add 2.9 acres (surveyed) from 37-4 via bp17041/930. -AK  
 17.0910 - added 24x24 garage with office above -sb  
 20.0513 - changed size of garge to 24x48 -sb

Waterboro

Property Data			Assessment Record						
Neighborhood <b>21 OSSIPPEE POND W</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	226,300	29,300	0	255,600		
1ST MORTGAGE <b>0</b>			2013	226,300	29,300	0	255,600		
2ND MORTGAGE <b>0</b>			2014	226,300	29,300	0	255,600		
Zone/Land Use <b>48 Shoreland</b>			2015	226,300	29,300	0	255,600		
Secondary Zone <b>31 .....</b>			2016	219,200	66,200	0	285,400		
Topography <b>2 Rolling</b>			2017	219,200	66,200	0	285,400		
1.Level 4.Below St 7.Steep			2018	219,200	116,300	0	335,500		
2.Rolling 5.Low 8.Wet			2019	219,200	116,300	0	335,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	219,200	116,500	0	335,700		
Utilities <b>9 No Water/No Sewer</b>			2021	241,100	142,600	0	383,700		
1.Public 4.Improve 7.Improve			2022	263,000	156,900	0	419,900		
2.Water 5.Improve 8.			2023	289,300	174,000	0	463,300		
3.Sewer 6.Improve 9.None			2024	324,400	195,400	25,000	494,800		
Street <b>3 Gravel</b>			2025	306,200	264,600	25,000	545,800		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date <b>5/04/2007</b>			15.Misc			%		5.Access or Rear	
Price <b>285,000</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.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		<b>Acres</b>	
Financing <b>1 Conventional</b>			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		33.Orchard	
Validity <b>1 Arms Length Sale</b>						%		34.Frontage	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				35.Triangular Lot	
2.Related 5.Partial 8.Other				21.Homesite (Frac	21	1.00	80 %	2	36.Commercial
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	3.11	100 %	0	37.Softwood	
Verified <b>5 Public Record</b>			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			<b>Total Acreage 4.11</b>					46.Site Improve	

# Waterboro

Map Lot 039-008

Account 2437

Location 54 INA WAY

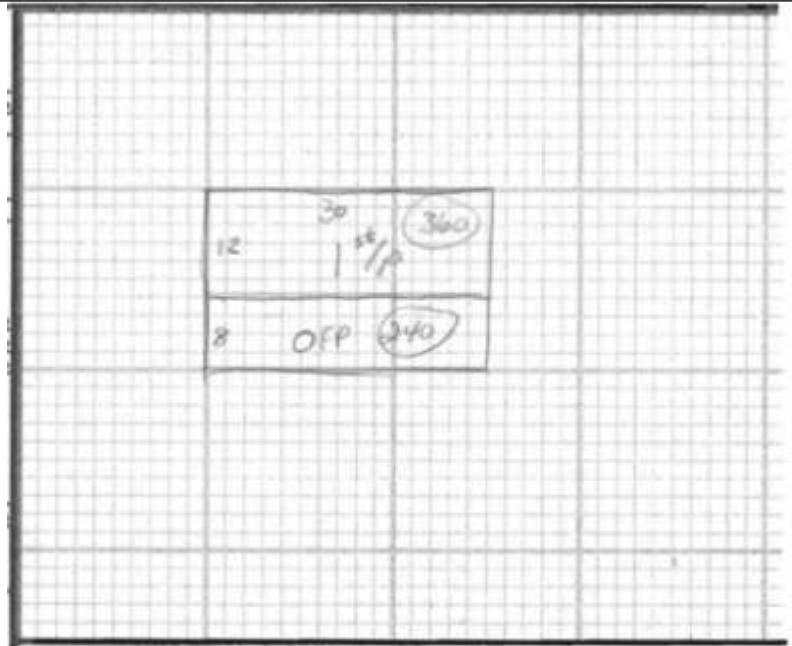
Card 1 Of 1 9/23/2024

Building Style	<b>9 Other</b>		
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	<b>1</b>		
Other Units	<b>0</b>		
Stories	<b>1 One Story</b>		
1.1	4.1.50	7.1.25	
2.2	5.1.75	8.	
3.3	6.2.50	9.	
Exterior Walls	<b>1 Wood Siding</b>		
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	<b>1 Asphalt Shingles</b>		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	<b>0</b>		
OPEN-3-	<b>0</b>		
OPEN-4-	<b>0</b>		
Year Built	<b>1949</b>		
Year Remodeled	<b>2015</b>		
Foundation	<b>6 Piers/Posts</b>		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Prs/Post	9.	
Basement	<b>2 1/2 Basement</b>		
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	<b>0</b>		
Wet Basement	<b>1 Dry Basement</b>		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	<b>360</b>		
Fin Bsmt Grade	<b>2 175</b>		
OPEN 5 OPTIONAL	<b>0</b>		
Heat Type	<b>100%</b>	<b>9 Not Heated</b>	
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	<b>0%</b>	<b>9 None</b>	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	<b>4 Obsolete</b>		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	<b>0</b>		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	<b>2</b>		
# Bedrooms	<b>1</b>		
# Full Baths	<b>0</b>		
# Half Baths	<b>0</b>		
# Addn Fixtures	<b>0</b>		
# Fireplaces	<b>0</b>		



Layout	<b>2 Inadequate</b>		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.Not func	6.	9.	
Attic	<b>9 None</b>		
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	<b>9 None</b>		
1.Full	4.Minimal	7.	
2.Heavy	5.Unk	8.	
3.Capped	6.	9.None	
Unfinished %	<b>0%</b>		
Grade & Factor	<b>2 Fair 175%</b>		
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)	<b>600</b>		
Condition	<b>4 Average</b>		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	<b>0%</b>		
Funct. % Good	<b>100%</b>		
Functional Code	<b>9 None</b>		
1.Incomp	4.Small	7.Layout	
2.O-Built	5.CDU	8.Other	
3.Damage	6.Style	9.None	
Econ. % Good	<b>100%</b>		
Economic Code	<b>None</b>		
0.None	3.Services	7.	
1.Location	4.Traffic	8.	
2.Encroach	9.None	9.	
Entrance Code	<b>0</b>		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Office	9.RS	
Information Code	<b>0</b>		
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	
21 Open Frame	0	240	0 0	0	0	% 0	%	1.One Story Fram
68 Wood Deck	0	60	0 0	0	0	% 0	%	2.Two Story Fram
30 Dormer L/F	2015	80	3 100	4	100	% 100	%	3.Three Story Fr
50 2 S Fr Gar w/fin	2016	1152	3 100	5	0	% 100	%	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