

WERSACKAS, JAMES D JR  
WERSACKAS, PATRICIA A  
342 WEBBER ROAD  
NORTH WATERBORO ME 04061

B12379P278 B17641P823 B18064P749

Previous Owner  
SHUMWAY DIANE J  
116 ROCKY HILL RD

HADLEY MA 01035  
Sale Date: 10/04/2019

Previous Owner  
SHUMWAY LEON D & DIANE J  
116 ROCKY HILL RD

HADLEY MA 01035  
Sale Date: 1/11/2018

Inspection Witnessed By:

X	Date	
No./Date	Description	Date Insp.

Notes:  
24.0709 - removed dwelling data and replaced with 1154sf  
2s/b, 95% complete; check for outbuildings next year - vv

Waterboro

Property Data			Assessment Record						
Neighborhood <b>20 WEBBER RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	170,800	111,900	0	282,700		
1ST MORTGAGE <b>0</b>			2013	170,800	111,900	0	282,700		
2ND MORTGAGE <b>0</b>			2014	170,800	111,900	0	282,700		
Zone/Land Use <b>48 Shoreland</b>			2015	170,800	111,900	0	282,700		
Secondary Zone <b>31 .....</b>			2016	162,200	110,800	0	273,000		
Topography <b>2 Rolling</b>			2017	162,200	110,800	0	273,000		
1.Level 4.Below St 7.Steep			2018	162,200	110,800	0	273,000		
2.Rolling 5.Low 8.Wet			2019	162,200	110,800	0	273,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	162,200	113,400	0	275,600		
Utilities <b>9 No Water/No Sewer</b>			2021	178,400	113,400	0	291,800		
1.Public 4.Improve 7.Improve			2022	194,700	124,800	0	319,500		
2.Water 5.Improve 8.			2023	214,100	138,400	0	352,500		
3.Sewer 6.Improve 9.None			2024	240,100	155,400	0	395,500		
Street <b>1 Paved</b>			2025	250,500	422,900	0	673,400		
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	11	100	160	90 %	6	1.Unimproved
BUILDING USE <b>0</b>			12.Arrowhead WF				%		2.Excess Ftg /De
<b>Sale Data</b>			13.Waterfront				%		3.Topography
Sale Date <b>10/04/2019</b>			14.Rear Land				%		4.Size/Shape
Price <b>330,000</b>			15.Misc				%		5.Access or Rear
Sale Type <b>2 Land &amp; Buildings</b>							%		6.Restriction
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>					7.Open Space
2.L & B 5.Other 8.							%		8.View/Environ
3.Building 6. 9.			16.Regular Lot				%		9.Fract Share
Financing <b>9 Unknown</b>			17.Secondary Lot				%		<b>Acres</b>
1.Convent 4.Seller 7.			18.Excess Land				%		30.Rear (201+)
2.FHA/VA 5.Private 8.			19.Condominium				%		31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		32.Pasture
Validity <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>	<b>Acres/Sites</b>					33.Orchard
1.Valid 4.Split 7.Renovate							%		34.Frontage
2.Related 5.Partial 8.Other							%		35.Triangular Lot
3.Distress 6.Exempt 9.			21.Homesite (Frac				%		36.Commercial
Verified <b>5 Public Record</b>			22.Vacant Lot (Fr				%		37.Softwood
1.Buyer 4.Agent 7.Family			23.Non Conforming				%		38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			<b>Acres</b>				%		39.Hardwood
3.Lender 6.MLS 9.			24.Excess ( 5-10)				%		40.Wasteland
			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</b> 0.18						46.Site Improve


**Waterboro**

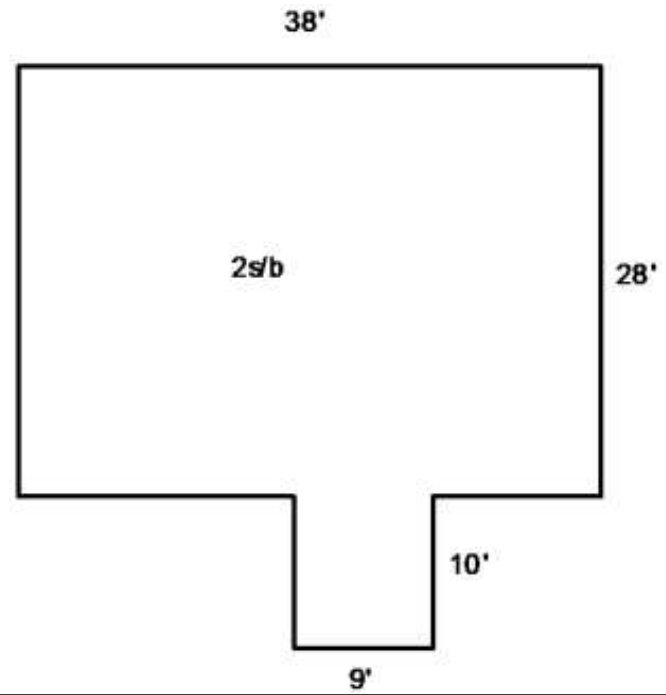
Map Lot 041-007

Account 2467

Location 342 WEBBER ROAD

Card 1 Of 1 9/23/2024

Building Style <b>7</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade <b>0 0</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% 1 Hot Water BB</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>2 Two 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.Refrigt 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>8 Alumunum/Vinyl</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>5%</b>
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor <b>4 Good 100%</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>1 Asphalt Shingles</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>1154</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>6 Good</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>8</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3- <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>100%</b>
Year Built <b>2024</b>	# Half Baths <b>1</b>	Funct. % Good <b>95%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>1 Incomplete</b>
Foundation <b>1 Concrete</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>1</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

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	1.One Story Fram
					%	%	2.Two Story Fram
					%	%	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