

ODELL JOAN L
ODELL, EGENE W
C/O TRACEY ODELL
WHITINSVILLE MA 01588

B9307P77 B15481P412 B17715P808

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:
24.0523 - corrected acreage - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 8 LAKE SHERBURNE			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	80,800	68,900	0	149,700		
1ST MORTGAGE 0			2013	80,800	68,900	0	149,700		
2ND MORTGAGE 0			2014	80,800	68,900	0	149,700		
Zone/Land Use 48 Shoreland			2015	80,800	68,900	0	149,700		
Secondary Zone 31			2016	72,800	63,100	0	135,900		
Topography 1 Level			2017	72,800	63,100	0	135,900		
1.Level 4.Below St 7.Steep			2018	72,800	63,100	0	135,900		
2.Rolling 5.Low 8.Wet			2019	72,800	63,100	0	135,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	72,800	63,100	0	135,900		
Utilities 9 No Water/No Sewer			2021	80,000	63,100	0	143,100		
1.Public 4.Improve 7.Improve			2022	87,300	69,400	0	156,700		
2.Water 5.Improve 8.			2023	96,000	77,000	0	173,000		
3.Sewer 6.Improve 9.None			2024	107,700	87,400	0	195,100		
Street 3 Gravel			2025	127,500	109,400	0	236,900		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot		Square Feet				7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre				%		33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21		0.43	55 %	6	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreage		0.43				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 047-132

Account 3872

Location 621 ROSS CORNER ROAD

Card 1

Of 1

9/23/2024

Building Style	1 Conventional	SF Bsm't Living	0	Layout	1 Typical			
1.Conv	5.Garr/Col 9.Other	Fin Bsm't 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% 8 Floor/Wall Unit M	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	4 Minimal			
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	9 Other	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 100%			
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	2 Typical Bath(s)	3.C Grade	6.AA Grade 9.Same			
1.Asphalt	4.Composit 7.	1.Modern	4.Obsolete 7.	SQFT (Footprint)	672			
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	3 Below Average			
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G			
SF Masonry Trim	0	# Rooms	0	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	1970	# Half Baths	0	Funct. % Good	100%			
Year Remodeled	0	# Addn Fixtures	0	Functional Code	9 None			
Foundation	6 Piers/Posts	# Fireplaces	1	1.Incomp	4.Small 7.Layout			
1.Concrete	4.Wood 7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>						
2.C Block	5.Slab 8.							
3.Br/Stone	6.Prs/Post 9.							
Basement	9 No Basement							
1.1/4 Bmt	4.Full Bmt 7.							
2.1/2 Bmt	5.None 8.							
3.3/4 Bmt	6. 9.None							
Bsm't Gar # Cars	0							
Wet Basement	9 No Basement							
1.Dry	4. 7.							
2.Damp	5. 8.							
3.Wet	6. 9.							
Date Inspected								
Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	336	0 0	0	0 %	0 %		1.One Story Fram
22 Encl Frame Porch	0	28	0 0	0	0 %	0 %		2.Two Story Fram
24 Frame Shed	1970	144	3 100	3	95 %	100 %		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

