

KEOKHUMCHENG PORNCCHAI  
 KEOKHUMCHENG, DARANEE  
 P O BOX 184  
 WATERBORO ME 04087

B4213P38

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:  
 24.0523 - corrected acreage - vw

**Waterboro**

Property Data			Assessment Record						
Neighborhood <b>8 LAKE SHERBURNE</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	23,100	73,800	10,000	86,900		
1ST MORTGAGE <b>0</b>			2013	23,100	73,800	10,000	86,900		
2ND MORTGAGE <b>0</b>			2014	23,100	73,800	10,000	86,900		
Zone/Land Use <b>48 Shoreland</b>			2015	23,100	73,800	10,000	86,900		
Secondary Zone <b>31 .....</b>			2016	20,800	73,100	15,000	78,900		
Topography <b>1 Level</b>			2017	20,800	73,100	15,000	78,900		
1.Level 4.Below St 7.Steep			2018	20,800	73,100	20,000	73,900		
2.Rolling 5.Low 8.Wet			2019	20,800	73,100	20,000	73,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	20,800	73,500	20,000	74,300		
Utilities <b>9 No Water/No Sewer</b>			2021	22,900	73,500	24,500	71,900		
1.Public 4.Improve 7.Improve			2022	25,000	80,800	25,000	80,800		
2.Water 5.Improve 8.			2023	27,500	89,600	25,000	92,100		
3.Sewer 6.Improve 9.None			2024	30,800	101,100	25,000	106,900		
Street <b>3 Gravel</b>			2025	121,200	145,600	25,000	241,800		
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			15.Misc					5.Access or Rear	
Price								6.Restriction	
Sale Type								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			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>Fract. Acre</b>	<b>Acreage/Sites</b>				34.Frontage	
1.Valid 4.Split 7.Renovate				21	0.47	50	5	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>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 0.47</b>					45.Camp Lot	
								46.Site Improve	

## Waterboro

Map Lot 047-174


Account 3904

Location 606 ROSS CORNER ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>1 Conventional</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% 5 Force Warm Air</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>5 T-111</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 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>624</b>		
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	<b>5 Above 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>0</b>	2.Fair	5.Avg+ 8.Exc		
OPEN-3-	<b>0</b>	# Bedrooms	<b>2</b>	3.Avg-	6.Good 9.Same		
OPEN-4-	<b>0</b>	# Full Baths	<b>1</b>	Phys. % Good	<b>0%</b>		
Year Built	<b>1979</b>	# Half Baths	<b>0</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.C Block	5.Slab 8.					0.None	3.Services 7.
3.Br/Stone	6.Prs/Post 9.					1.Location	4.Traffic 8.
Basement	<b>4 Full Basement</b>					2.Encroach	9.None 9.
1.1/4 Bmt	4.Full Bmt 7.					Entrance Code	<b>0</b>
2.1/2 Bmt	5.None 8.					1.Interior	4.Vacant 7.
3.3/4 Bmt	6. 9.None					2.Refusal	5.Estimate 8.
Bsmt Gar # Cars	<b>0</b>					3.Informed	6.Office 9.RS
Wet Basement	<b>1 Dry Basement</b>					Information Code	<b>0</b>
1.Dry	4. 7.					1.Owner	4.Agent 7.
2.Damp	5. 8.	2.Relative	5.Estimate 8.				
3.Wet	6. 9.	3.Tenant	6.Other 9.SNY				

Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	100	0 0	0	0 %	0 %		1.One Story Fram
24 Frame Shed	1979	80	3 100	4	95 %	100 %		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

