

BEAUDOIN SANDRA
193 OLD ALFRED ROAD
EAST WATERBORO ME 04030

B1959P246

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 48 OLD ALFRED RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	62,300	114,400	10,000	166,700		
1ST MORTGAGE 0			2013	62,300	114,400	10,000	166,700		
2ND MORTGAGE 0			2014	62,300	114,400	10,000	166,700		
Zone/Land Use 11 Residential			2015	62,300	114,400	10,000	166,700		
Secondary Zone			2016	53,000	108,400	15,000	146,400		
Topography 1 Level			2017	53,000	108,400	15,000	146,400		
1.Level 4.Below St 7.Steep			2018	53,000	108,400	20,000	141,400		
2.Rolling 5.Low 8.Wet			2019	53,000	108,400	20,000	141,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	53,000	108,400	20,000	141,400		
Utilities 9 No Water/No Sewer			2021	58,300	108,400	24,500	142,200		
1.Public 4.Improve 7.Improve			2022	63,600	119,200	25,000	157,800		
2.Water 5.Improve 8.			2023	70,000	132,200	25,000	177,200		
3.Sewer 6.Improve 9.None			2024	78,400	148,500	25,000	201,900		
Street 1 Paved			2025	86,300	187,600	25,000	248,900		
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.			Square Foot	Square Feet			%		6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	0.69	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
				Total Acreage		0.69			43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve


Waterboro

Map Lot 049-001A

Account 4004

Location 193 OLD ALFRED ROAD

Card 1 Of 1 9/23/2024

Building Style	2 Ranch	SF Bsmt Living	400	Layout	1 Typical				
1.Conv	5.Garr/Col	Fin Bsmt Grade	3 100	1.Typical	4. 7.				
2.Ranch	6.Split	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.				
3.R Ranch	7.Contemp/	Heat Type	100% 1 Hot Water BB	3.Not func	6. 9.				
4.Cape	8.Log	1.HWBB	5.FWA	Attic 9 None					
Dwelling Units 1		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin				
Other Units 0		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair				
Stories 1 One Story		4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi				
1.1	4.1.50	Cool Type	0% 9 None	Insulation 1 Full					
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal				
3.3	6.2.50	2.Evapor	5. 8.	2.Heavy	5.Unk				
Exterior Walls 1 Wood Siding		3.H Pump	6. 9.None	3.Capped	6. 9.None				
0.Wood	4.Asb/Asph	Kitchen Style 2 Typical		Unfinished % 0%					
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor 3 Average 100%					
2.Wd Sh	6.Br/St	2.Typical	5. 8.	1.E Grade	4.B Grade				
3.Compos.	7.Nov	3.Old Type	6. 9.None	2.D Grade	5.A Grade				
Roof Surface 1 Asphalt Shingles		Bath(s) Style 2 Typical Bath(s)		3.C Grade	6.AA Grade				
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint) 1056					
2.Slate	5.Wood	2.Typical	5. 8.	Condition 4 Average					
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg				
SF Masonry Trim 0		# Rooms 0		2.Fair	5.Avg+				
OPEN-3- 0		# Bedrooms 3		3.Avg-	6.Good				
OPEN-4- 0		# Full Baths 1		Phys. % Good 0%					
Year Built 1972		# Half Baths 0		Funct. % Good 100%					
Year Remodeled 0		# Addn Fixtures 0		Functional Code 9 None					
Foundation 1 Concrete		# Fireplaces 0		1.Incomp	4.Small				
1.Concrete	4.Wood								
2.C Block	5.Slab					2.O-Built	5.CDU	8.Other	
3.Br/Stone	6.Prs/Post					3.Damage	6.Style	9.None	
Basement 4 Full Basement						Econ. % Good 100%		Economic Code None	
1.1/4 Bmt	4.Full Bmt					0.None	3.Services	7.	
2.1/2 Bmt	5.None					1.Location	4.Traffic	8.	
3.3/4 Bmt	6. 9.None					2.Encroach	9.None	9.	
Bsmt Gar # Cars 0						Entrance Code 0		1.Interior	
Wet Basement 2 Damp Basement						1.Refusal		5.Estimate	8.
1.Dry	4. 7.					3.Informed		6.Office	9.RS
2.Damp	5. 8.	Information Code 0		1.Owner					
3.Wet	6. 9.	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	
22 Encl Frame Porch	0	143	0 0	0	0	0	0	1.One Story Fram
1 One Story Frame	0	273	0 0	0	0	0	0	2.Two Story Fram
26 1SFr Overhang	0	52	0 0	0	0	0	0	3.Three Story Fr
23 Frame Garage	0	600	0 0	0	0	0	0	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

