

LUCARELLI STEPHEN K
LUCARELLI, RUTH A
205 OLD ALFRED ROAD
EAST WATERBORO ME 04030

B2309P259

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	63,700	102,200	10,000	155,900		
1ST MORTGAGE 0			2013	63,700	102,200	10,000	155,900		
2ND MORTGAGE 0			2014	63,700	102,200	10,000	155,900		
Zone/Land Use 11 Residential			2015	63,700	102,200	10,000	155,900		
Secondary Zone			2016	54,100	102,200	15,000	141,300		
Topography 1 Level			2017	54,100	102,200	15,000	141,300		
1.Level 4.Below St 7.Steep			2018	54,100	102,200	20,000	136,300		
2.Rolling 5.Low 8.Wet			2019	54,100	102,200	20,000	136,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	54,100	103,200	20,000	137,300		
Utilities 9 No Water/No Sewer			2021	59,500	103,200	24,500	138,200		
1.Public 4.Improve 7.Improve			2022	65,000	113,500	25,000	153,500		
2.Water 5.Improve 8.			2023	71,500	125,900	25,000	172,400		
3.Sewer 6.Improve 9.None			2024	80,100	141,900	25,000	197,000		
Street 1 Paved			2025	88,200	194,400	25,000	257,600		
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	0.72	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		0.72			43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 049-001C


Account 4006

Location 205 OLD ALFRED ROAD

Card 1

Of 1

9/23/2024

Building Style	2 Ranch	SF Bsmnt Living	0	Layout	1 Typical				
1.Conv	5.Garr/Col	Fin Bsmnt Grade	0 0	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 8 Alumunum/Vinyl		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 5 Above 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. 4.	
2.1/2 Bmt	5.None					1.Location	4.Traffic	8. 8.	
3.3/4 Bmt	6. 9.None					2.Encroach	9.None	9. 9.	
Bsmnt Gar # Cars 0						Entrance Code 0		17. 24	
Wet Basement 2 Damp Basement						1.Interior	4.Vacant	15/8	
1.Dry	4. 7.					2.Refusal	5.Estimate	1056	
2.Damp	5. 8.	3.Informed	6.Office	44					
3.Wet	6. 9.	Information Code 0							
		1.Owner	4.Agent						
		2.Relative	5.Estimate						
		3.Tenant	6.Other						

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	252	0 0	0	0	0	%	1.One Story Fram
24 Frame Shed	0	80	0 0	0	0	0	%	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

