

LAPLANTE GERALD JOSEPH
LAPLANTE, ROSE M
164 OLD ALFRED RD
E WATERBORO ME 04030 5110

B13993P31

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 48 OLD ALFRED RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	62,300	170,800	16,000	217,100		
1ST MORTGAGE 0			2013	62,300	170,800	16,000	217,100		
2ND MORTGAGE 0			2014	62,300	170,800	16,000	217,100		
Zone/Land Use 11 Residential			2015	62,300	170,800	16,000	217,100		
Secondary Zone			2016	53,000	170,800	21,000	202,800		
Topography 1 Level			2017	53,000	170,800	21,000	202,800		
1.Level 4.Below St 7.Steep			2018	53,000	170,800	26,000	197,800		
2.Rolling 5.Low 8.Wet			2019	53,000	170,800	26,000	197,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	53,000	171,900	26,000	198,900		
Utilities 9 No Water/No Sewer			2021	58,300	171,900	30,380	199,820		
1.Public 4.Improve 7.Improve			2022	63,600	189,100	31,000	221,700		
2.Water 5.Improve 8.			2023	70,000	209,700	31,000	248,700		
3.Sewer 6.Improve 9.None			2024	78,400	236,800	31,000	284,200		
Street 1 Paved			2025	86,300	309,600	31,000	364,900		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
Sale Date			14.Rear Land			%		4.Size/Shape	
Price			15.Misc			%		5.Access or Rear	
Sale Type						%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.						%		8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing			17.Secondary Lot			%		Acres	
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			Fract. Acre	Acres/Sites				33.Orchard	
1.Valid 4.Split 7.Renovate				21	0.69	100	%	0	34.Frontage
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr			%		35.Triangular Lot	
3.Distress 6.Exempt 9.			23.Non Conforming			%		36.Commercial	
Verified			Acres			%		37.Softwood	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)			%		39.Hardwood	
3.Lender 6.MLS 9.			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		0.69			44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 049-006


Account 3961

Location 164 OLD ALFRED ROAD

Card 1

Of 1

9/23/2024

Building Style	3 Raised Ranch	SF Bsmt Living	0	Layout	1 Typical
1.Conv	5.Garr/Col 9.Other	Fin Bsmt 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% 1 Hot Water BB	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	1 Full
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	8 Alumunum/Vinyl	3.H Pump	6. 9.None	3.Capped	6. 9.None
0.Wood	4.Asb/Asph 8.Alum/Vin	Kitchen Style	2 Typical	Unfinished %	0%
1.Wood	5.T-111 9.Other	1.Modern	4.Obsolete 7.	Grade & Factor	3 Average 110%
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	3 Metal	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)	1012
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	5 Above 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	3	3.Avg-	6.Good 9.Same
OPEN-4-	0	# Full Baths	1	Phys. % Good	0%
Year Built	1960	# Half Baths	1	Funct. % Good	100%
Year Remodeled	2004	# Addn Fixtures	0	Functional Code	9 None
Foundation	1 Concrete	# Fireplaces	1	1.Incomp	4.Small 7.Layout
1.Concrete	4.Wood 7.				
2.C Block	5.Slab 8.				
3.Br/Stone	6.Prs/Post 9.				
Basement	4 Full Basement				
1.1/4 Bmt	4.Full Bmt 7.				
2.1/2 Bmt	5.None 8.				
3.3/4 Bmt	6. 9.None				
Bsmt Gar # Cars	0				
Wet Basement	1 Dry 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	432	0 0	0	0 %	0 %	
26 1SFr Overhang	0	18	0 0	0	0 %	0 %	
47 1.50 ST GAR	0	672	0 0	0	0 %	0 %	
68 Wood Deck	0	110	0 0	0	0 %	0 %	
24 Frame Shed	0	180	0 0	0	0 %	0 %	
26 1SFr Overhang	0	36	0 0	0	0 %	0 %	
68 Wood Deck	0	40	0 0	0	0 %	0 %	
68 Wood Deck	0	108	0 0	0	0 %	0 %	
					%	%	
					%	%	

