

STEPHENSON DAVID P  
 STEPHENSON, BERTHA J\*  
 45 OAK LANE  
 EAST WATERBORO ME 04030

B9925P75 B15302P204

Previous Owner  
 STEPHENSON DAVID P  
 45 OAK LANE

EAST WATERBORO ME 04030  
 Sale Date: 11/19/2007

Inspection Witnessed By:

X	Date
No./Date	Description

Notes:

19.0514 - replaced 12x16 deck on front of house, added 12x28 shed and 16x24 shed roof -sb

19.0529 - changed condition from 4-average to 6-good -sb

Waterboro

Property Data			Assessment Record						
Neighborhood <b>48 OLD ALFRED RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	62,300	122,000	0	184,300		
1ST MORTGAGE <b>0</b>			2013	62,300	122,000	0	184,300		
2ND MORTGAGE <b>0</b>			2014	62,300	122,000	0	184,300		
Zone/Land Use <b>11 Residential</b>			2015	62,300	122,000	0	184,300		
Secondary Zone			2016	53,000	115,900	0	168,900		
Topography <b>1 Level</b>			2017	53,000	115,900	0	168,900		
1.Level 4.Below St 7.Steep			2018	53,000	115,900	0	168,900		
2.Rolling 5.Low 8.Wet			2019	53,000	115,900	0	168,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	53,000	158,400	0	211,400		
Utilities <b>9 No Water/No Sewer</b>			2021	58,300	158,400	30,380	186,320		
1.Public 4.Improve 7.Improve			2022	63,600	174,300	31,000	206,900		
2.Water 5.Improve 8.			2023	70,000	193,300	31,000	232,300		
3.Sewer 6.Improve 9.None			2024	78,400	220,000	31,000	267,400		
Street <b>1 Paved</b>			2025	86,300	302,300	31,000	357,600		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%	1.Unimproved	
<b>Sale Data</b>			13.Waterfront				%	2.Excess Ftg /De	
Sale Date <b>11/19/2007</b>			14.Rear Land				%	3.Topography	
Price			15.Misc				%	4.Size/Shape	
Sale Type <b>2 Land &amp; Buildings</b>							%	5.Access or Rear	
1.Land 4.Mobile 7.							%	6.Restriction	
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>			%	7.Open Space	
3.Building 6. 9.			16.Regular Lot				%	8.View/Environ	
Financing <b>1 Conventional</b>			17.Secondary Lot				%	9.Fract Share	
1.Convent 4.Seller 7.			18.Excess Land				%	<b>Acres</b>	
2.FHA/VA 5.Private 8.			19.Condominium				%	30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			20.Pavement				%	31.Tillable/Horti	
Validity <b>1 Arms Length Sale</b>							%	32.Pasture	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>			%	33.Orchard	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.69	100	%	34.Frontage	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%	35.Triangular Lot	
Verified <b>1 Buyer</b>			23.Non Conforming				%	36.Commercial	
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%	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	
				<b>Total Acreage 0.69</b>				44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

# Waterboro

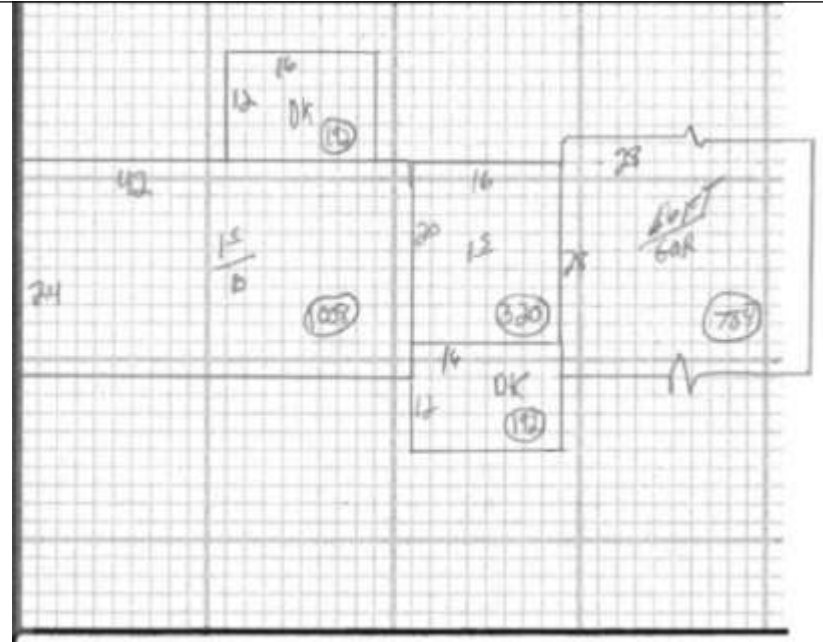
Map Lot 049-011G

Account 3992

Location 45 OAK LANE

Card 1 Of 1 9/23/2024

Building Style	<b>2 Ranch</b>			SF Bsm't Living	<b>0</b>			Layout	<b>1 Typical</b>		
1.Conv	5.Garr/Col	9.Other		Fin Bsm't 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% 7 Electric</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>8 Aluminum/Vinyl</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 105%</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>1008</b>				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition <b>6 Good</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>3</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>1 Concrete</b>				# Fireplaces <b>1</b>			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: #008080; 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 <b>4 Full Basement</b>											
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 <b>0</b>											
Wet Basement <b>1 Dry Basement</b>											
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	
68 Wood Deck	0	192	0 0	0	0	0	0	1.One Story Fram
68 Wood Deck	2017	192	4 100	6	0	100	100	2.Two Story Fram
1 One Story Frame	0	320	0 0	0	0	0	0	3.Three Story Fr
23 Frame Garage	0	784	0 0	0	0	0	0	4.1 & 1/2 Story
24 Frame Shed	2017	336	4 100	8	0	100	100	5.1 & 3/4 Story
280 LEAN TO	2017	384	4 100	8	0	100	100	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