

PRZEKOPOWSKI, MICHAEL A II  
PRZEKOPOWSKI, BOBBI JEAN  
30 OAK LANE  
EAST WATERBORO ME 04030

B7385P147

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data				Assessment Record							
Neighborhood <b>48 OLD ALFRED RD</b>				Year	Land	Buildings	Exempt	Total			
Tree Growth Year <b>0</b>				2012	62,800	108,200	10,000	161,000			
1ST MORTGAGE <b>0</b>				2013	62,800	108,200	10,000	161,000			
2ND MORTGAGE <b>0</b>				2014	62,800	108,200	10,000	161,000			
Zone/Land Use <b>11 Residential</b>				2015	62,800	108,200	10,000	161,000			
Secondary Zone				2016	53,400	103,000	15,000	141,400			
Topography <b>1 Level</b>				2017	53,400	103,000	15,000	141,400			
1.Level 4.Below St 7.Steep				2018	53,400	103,000	20,000	136,400			
2.Rolling 5.Low 8.Wet				2019	53,400	103,000	20,000	136,400			
3.Above St 6.Swampy 9.Lev/Roll				2020	53,400	103,000	20,000	136,400			
Utilities <b>9 No Water/No Sewer</b>				2021	58,700	103,000	24,500	137,200			
1.Public 4.Improve 7.Improve				2022	64,100	113,300	25,000	152,400			
2.Water 5.Improve 8.				2023	70,500	125,600	25,000	171,100			
3.Sewer 6.Improve 9.None				2024	79,000	141,800	25,000	195,800			
Street <b>1 Paved</b>				2025	86,900	189,000	25,000	250,900			
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		Frontage	Depth	Factor	Code		
BUILDING USE <b>0</b>				12.Arrowhead WF				%		1.Unimproved	
<b>Sale Data</b>				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.				<b>Square Foot</b>		<b>Square Feet</b>				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				%		30.Rear (201+)	
2.FHA/VA 5.Private 8.				20.Pavement				%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown								%		32.Pasture	
Validity				<b>Fract. Acre</b>				%		33.Orchard	
1.Valid 4.Split 7.Renovate				21.Homesite (Frac		<b>Acreege/Sites</b>				34.Frontage	
2.Related 5.Partial 8.Other				22.Vacant Lot (Fr	21	0.70	100	%	0	35.Triangular Lot	
3.Distress 6.Exempt 9.				23.Non Conforming				%		36.Commercial	
Verified				<b>Acres</b>				%		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	
				<b>Total Acreege 0.70</b>							44.Utility ROW
											45.Camp Lot
											46.Site Improveme

# Waterboro

Map Lot 049-011Q

Account 4002

Location 30 OAK LANE

Card 1

Of 1

9/23/2024

Building Style	<b>3 Raised Ranch</b>			SF Bsmt Living	<b>500</b>			Layout	<b>1 Typical</b>		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>3 110</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% 1 Hot Water BB</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>1 Wood Siding</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 110%</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>864</b>		
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition	<b>4 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>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>1972</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>0</b>			1.Incomp	4.Small	7.Layout	
1.Concrete	4.Wood	7.						2.O-Built	5.CDU	8.Other	
2.C Block	5.Slab	8.						3.Damage	6.Style	9.None	
3.Br/Stone	6.Prs/Post	9.						Econ. % Good	<b>100%</b>		
Basement	<b>4 Full Basement</b>							Economic Code	<b>None</b>		
1.1/4 Bmt	4.Full Bmt	7.						0.None	3.Services	7.	
2.1/2 Bmt	5.None	8.						1.Location	4.Traffic	8.	
3.3/4 Bmt	6.	9.None						2.Encroach	9.None	9.	
Bsmt Gar # Cars	<b>0</b>							Entrance Code	<b>0</b>		
Wet Basement	<b>1 Dry Basement</b>							1.Interior	4.Vacant	7.	
1.Dry	4.	7.						2.Refusal	5.Estimate	8.	
2.Damp	5.	8.						3.Informed	6.Office	9.RS	
3.Wet	6.	9.						Information Code	<b>0</b>		
								1.Owner	4.Agent	7.	
								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	
23 Frame Garage	0	720	0 0	0	0	0	0	1.One Story Fram
26 1SFr Overhang	0	30	0 0	0	0	0	0	2.Two Story Fram
24 Frame Shed	0	48	0 0	0	0	0	0	3.Three Story Fr
24 Frame Shed	0	80	0 0	0	0	0	0	4.1 & 1/2 Story
63 Swimming Pool	1973	648	3 100	5	75	75	75	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

