

MORAN, CODY W
36 PARTRIDGE ROAD
EAST WATERBORO ME 04030

B18028P84

Previous Owner
MAJOR DEBORAH A
36 PARTRIDGE RD

E WATERBORO ME 04030
Sale Date: 8/20/2019

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
16.0323 - added bath & sv shed -ak

Waterboro

Property Data			Assessment Record						
Neighborhood 30 PHEASANT RUN RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	65,500	82,300	10,000	137,800		
1ST MORTGAGE 0			2013	65,500	82,300	10,000	137,800		
2ND MORTGAGE 0			2014	65,500	82,300	10,000	137,800		
Zone/Land Use 31 Agricultural/Residential			2015	65,500	82,300	10,000	137,800		
Secondary Zone			2016	55,700	83,700	15,000	124,400		
Topography 2 Rolling			2017	55,700	83,700	15,000	124,400		
1.Level 4.Below St 7.Steep			2018	55,700	83,700	20,000	119,400		
2.Rolling 5.Low 8.Wet			2019	55,700	83,700	20,000	119,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	55,700	83,700	20,000	119,400		
Utilities 9 No Water/No Sewer			2021	61,200	83,700	0	144,900		
1.Public 4.Improve 7.Improve			2022	66,800	92,100	0	158,900		
2.Water 5.Improve 8.			2023	73,500	102,100	0	175,600		
3.Sewer 6.Improve 9.None			2024	82,400	114,600	0	197,000		
Street 1 Paved			2025	100,800	142,500	0	243,300		
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 8/20/2019			14.Rear Land				%		3.Topography
Price 201,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		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 9 Unknown			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 1 Arms Length Sale			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.08	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 5 Public Record			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		1.08				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve


Waterboro

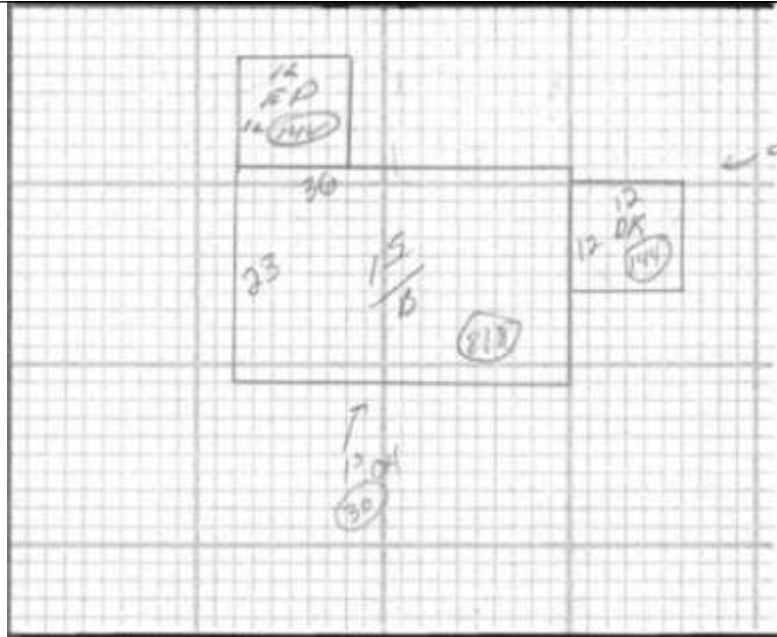
Map Lot 052-005

Account 4615

Location 36 PARTRIDGE ROAD

Card 1 Of 1 9/23/2024

Building Style	3 Raised Ranch			SF Bsmt Living	500			Layout	1 Typical		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	3 100			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% 8 Floor/Wall Unit M			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.F/Stair	8.		
Stories 1 One Story				4.Steam	8.F/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 1 Wood Siding				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 100%			
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 1 Asphalt Shingles				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) 828				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition 4 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	2			3.Avg-	6.Good	9.Same	
OPEN-4- 0				# Full Baths	2			Phys. % Good	0%		
Year Built 1974				# 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	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.									



TRIO								
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Date Inspected								
Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
26 1Sfr Overhang	0	30	0 0	0	0	0	%	
22 Encl Frame Porch	2007	144	3 100	7	95	%	100	%
24 Frame Shed	2016					%	500	%
						%		
						%		
						%		
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						%		

- 1. One Story Fram
- 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