

QUINN, STEVEN MICHAEL  
28 PARTRIDGE ROAD  
WATERBORO ME 04030

B7333P84 B18634P78

Previous Owner  
GRANT SCOTT  
GRANT, VALERIE J  
24 ROSEMONT AVE  
NORTH WATERBORO ME 04061  
Sale Date: 4/16/2021

Previous Owner  
MOREAU ROGER K & JENNIE A  
C/O SCOTT & VALERIE GRANT  
28 PARTRIDGE ROAD  
EAST WATERBORO ME 04030  
Sale Date: 4/05/2005

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record							
Neighborhood <b>30 PHEASANT RUN RD</b>			Year	Land	Buildings	Exempt	Total			
Tree Growth Year <b>0</b>			2012	65,600	120,700	10,000	176,300			
1ST MORTGAGE <b>0</b>			2013	65,600	120,700	10,000	176,300			
2ND MORTGAGE <b>0</b>			2014	65,600	120,700	10,000	176,300			
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	65,600	120,700	10,000	176,300			
Secondary Zone			2016	55,800	119,600	15,000	160,400			
Topography <b>1 Level</b>			2017	55,800	119,600	15,000	160,400			
1.Level 4.Below St 7.Steep			2018	55,800	119,600	20,000	155,400			
2.Rolling 5.Low 8.Wet			2019	55,800	119,600	20,000	155,400			
3.Above St 6.Swampy 9.Lev/Roll			2020	55,800	119,800	20,000	155,600			
Utilities <b>9 No Water/No Sewer</b>			2021	61,400	119,800	24,500	156,700			
1.Public 4.Improve 7.Improve			2022	66,900	131,800	25,000	173,700			
2.Water 5.Improve 8.			2023	73,600	146,100	0	219,700			
3.Sewer 6.Improve 9.None			2024	82,600	164,500	0	247,100			
Street <b>1 Paved</b>			2025	101,000	219,600	0	320,600			
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	
			14.Rear Land				%		3.Topography	
Sale Date <b>4/16/2021</b>			15.Misc				%		4.Size/Shape	
Price <b>206,000</b>							%		5.Access or Rear	
Sale Type <b>2 Land &amp; Buildings</b>							%		6.Restriction	
1.Land 4.Mobile 7.			<b>Square Foot</b>		<b>Square Feet</b>				7.Open Space	
2.L & B 5.Other 8.			16.Regular Lot				%		8.View/Environ	
3.Building 6. 9.			17.Secondary Lot				%		9.Fract Share	
Financing <b>9 Unknown</b>			18.Excess Land				%		<b>Acres</b>	
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>1 Arms Length Sale</b>			<b>Fract. Acre</b>		<b>Acreege/Sites</b>				33.Orchard	
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.10	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 <b>5 Public Record</b>			<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 Acreage 1.10</b>							44.Utility ROW
										45.Camp Lot
										46.Site Improve

## Waterboro

Map Lot 052-006


Account 4079

Location 28 PARTRIDGE ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>2 Ranch</b>			SF Bsmt Living	<b>0</b>			Layout	<b>1 Typical</b>			
1.Conv	5.Garr/Col	9.Other		Fin Bsmt 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% 5 Force Warm Air</b>			3.Not func	6.	9.		
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat		Attic	<b>0</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>9 Other</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 100%</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>960</b>				
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition <b>5 Above 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>5</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>2</b>			Phys. % Good <b>0%</b>					
Year Built <b>1975</b>				# Half Baths <b>1</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	
68 Wood Deck	0	48	0 0	0	0	0 %	0 %	1.One Story Fram
23 Frame Garage	2005	720	3 100	8	95	% 100	%	2.Two Story Fram
24 Frame Shed	0	60	0 0	0	0	% 0	%	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

