

AUBE NICHOLAS A  
12 PARTRIDGE ROAD  
EAST WATERBORO ME 04030

B13175P339 B15528P455 B15870P657

Previous Owner  
AUBE NICHOLAS A & PARASCHAK, ESTHER  
12 PARTRIDGE ROAD

EAST WATERBORO ME 04030  
Sale Date: 4/09/2010

Previous Owner  
LEAVITT ANDRA J  
12 PARTRIDGE ROAD

EAST WATERBORO ME 04030  
Sale Date: 12/02/2008

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
17.0906 - added 20x36 garage -sb

Waterboro

Property Data			Assessment Record						
Neighborhood <b>30 PHEASANT RUN RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	64,700	112,900	10,000	167,600		
1ST MORTGAGE <b>0</b>			2013	64,700	112,900	10,000	167,600		
2ND MORTGAGE <b>0</b>			2014	64,700	112,900	10,000	167,600		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	64,700	112,900	10,000	167,600		
Secondary Zone			2016	55,000	112,900	15,000	152,900		
Topography <b>1 Level</b>			2017	55,000	112,900	15,000	152,900		
1.Level 4.Below St 7.Steep			2018	55,000	129,300	20,000	164,300		
2.Rolling 5.Low 8.Wet			2019	55,000	129,300	20,000	164,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	55,000	130,300	20,000	165,300		
Utilities <b>9 No Water/No Sewer</b>			2021	60,500	130,300	24,500	166,300		
1.Public 4.Improve 7.Improve			2022	66,000	143,400	25,000	184,400		
2.Water 5.Improve 8.			2023	72,600	159,000	25,000	206,600		
3.Sewer 6.Improve 9.None			2024	81,400	178,600	25,000	235,000		
Street <b>1 Paved</b>			2025	99,500	233,500	25,000	308,000		
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>4/09/2010</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	0.99	100	%	0	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</b> 0.99						44.Utility ROW
									45.Camp Lot
									46.Site Improve


# Waterboro

Map Lot 052-009

Account 4082

Location 12 PARTRIDGE ROAD

Card 1 Of 1 9/23/2024

Building Style	<b>4 Cape Cod</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		<b>OPEN 5 OPTIONAL 0</b>				2.Inadeq	5.	8.	
3.R Ranch	7.Contemp/	11.Condo		Heat Type	<b>100% 8 Floor/Wall Unit M</b>			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat		<b>Attic 4 Full Finished</b>			
<b>Dwelling Units 1</b>				2.HWCI	6.GravWA 10.			1.1/4 Fin	4.Full Fin	7.1/4 Unfi	
<b>Other Units 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>			<b>Insulation 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.		
<b>Exterior Walls 8 Alumunum/Vinyl</b>				3.H Pump	6. 9.None			<b>3.Capped 6. 9.None</b>			
0.Wood	4.Asb/Asph	8.Alum/Vin		<b>Kitchen Style 2 Typical</b>				<b>Unfinished % 0%</b>			
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete 7.			<b>Grade &amp; Factor 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.		
<b>Roof Surface 1 Asphalt Shingles</b>				<b>Bath(s) Style 2 Typical Bath(s)</b>				<b>3.C Grade 6.AA Grade 9.Same</b>			
1.Asphalt	4.Composit 7.			1.Modern	4.Obsolete 7.			<b>SQFT (Footprint) 768</b>			
2.Slate	5.Wood	8.		2.Typical	5. 8.			<b>Condition 6 Good</b>			
3.Metal	6.Other	9.		3.Old Type	6. 9.None			1.Poor	4.Avg	7.V G	
<b>SF Masonry Trim 0</b>				<b># Rooms 5</b>				2.Fair	5.Avg+ 8.Exc		
<b>OPEN-3- 0</b>				<b># Bedrooms 2</b>				3.Avg-	6.Good 9.Same		
<b>OPEN-4- 0</b>				<b># Full Baths 1</b>				<b>Phys. % Good 0%</b>			
Year Built	<b>1975</b>			<b># Half Baths 0</b>				<b>Funct. % Good 100%</b>			
Year Remodeled	<b>0</b>			<b># Addn Fixtures 0</b>				<b>Functional Code 9 None</b>			
<b>Foundation 1 Concrete</b>				<b># Fireplaces 0</b>				1.Incomp	4.Small	7.Layout	
1.Concrete	4.Wood	7.									
2.C Block	5.Slab	8.									
3.Br/Stone	6.Prs/Post 9.										
<b>Basement 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										
<b>Bsmt Gar # Cars 0</b>											
<b>Wet Basement 1 Dry Basement</b>											
1.Dry	4.	7.									
2.Damp	5.	8.									
3.Wet	6.	9.									
<b>Date Inspected</b>											
<b>Additions, Outbuildings &amp; Improvements</b>											
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value				
68 Wood Deck	0	252	0 0	0	0 %	0 %		1.One Story Fram			
69 Hot tub #	0	1	0 0	0	0 %	0 %		2.Two Story Fram			
23 Frame Garage	2017	720	3 100	7	0 %	100 %		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			

