

AMES THOMAS  
AMES, TAMMY  
21 PHEASANT RUN ROAD  
EAST WATERBORO ME 04030

B14743P647

Previous Owner  
LEGERE JANE M  
21 PHEASANT RUN ROAD

EAST WATERBORO ME 04030  
Sale Date: 1/31/2006

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	64,000	105,400	10,000	159,400		
1ST MORTGAGE <b>0</b>			2013	64,000	105,400	10,000	159,400		
2ND MORTGAGE <b>0</b>			2014	64,000	105,400	10,000	159,400		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	64,000	105,400	10,000	159,400		
Secondary Zone			2016	54,400	104,300	15,000	143,700		
Topography <b>2 Rolling</b>			2017	54,400	104,300	15,000	143,700		
1.Level 4.Below St 7.Steep			2018	54,400	104,300	20,000	138,700		
2.Rolling 5.Low 8.Wet			2019	54,400	104,300	20,000	138,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	54,400	105,400	20,000	139,800		
Utilities <b>9 No Water/No Sewer</b>			2021	59,900	105,400	24,500	140,800		
1.Public 4.Improve 7.Improve			2022	65,300	116,000	25,000	156,300		
2.Water 5.Improve 8.			2023	71,800	128,600	25,000	175,400		
3.Sewer 6.Improve 9.None			2024	80,500	144,400	25,000	199,900		
Street <b>1 Paved</b>			2025	98,500	202,200	25,000	275,700		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF					1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF					2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront					3.Topography	
Sale Date <b>1/31/2006</b>			14.Rear Land					4.Size/Shape	
Price <b>175,000</b>			15.Misc					5.Access or Rear	
Sale Type <b>2 Land &amp; Buildings</b>			<b>Square Foot</b>		<b>Square Feet</b>			6.Restriction	
1.Land 4.Mobile 7.			16.Regular Lot					7.Open Space	
2.L & B 5.Other 8.			17.Secondary Lot					8.View/Environ	
3.Building 6. 9.			18.Excess Land					9.Fract Share	
Financing <b>1 Conventional</b>			19.Condominium					<b>Acres</b>	
1.Convent 4.Seller 7.			20.Pavement					30.Rear (201+)	
2.FHA/VA 5.Private 8.			<b>Fract. Acre</b>		<b>Acreege/Sites</b>			31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			21.Homesite (Frac	21	0.97	100	0	32.Pasture	
Validity <b>1 Arms Length Sale</b>			22.Vacant Lot (Fr					33.Orchard	
1.Valid 4.Split 7.Renovate			23.Non Conforming					34.Frontage	
2.Related 5.Partial 8.Other			<b>Acres</b>					35.Triangular Lot	
3.Distress 6.Exempt 9.			24.Excess ( 5-10)					36.Commercial	
Verified <b>1 Buyer</b>			25.Excess (10+)					37.Softwood	
1.Buyer 4.Agent 7.Family			26.Excess					38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			27.Rear (1-100)					39.Hardwood	
3.Lender 6.MLS 9.			28.Rear (101-150)					40.Wasteland	
			29.Rear (151-200)					41.Gravel Pit (Ac	
			<b>Total Acreage</b>		<b>0.97</b>			42.Mobile Home Si	
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

## Waterboro

Map Lot 052-012


Account 4085

Location 21 PHEASANT RUN ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>3 Raised Ranch</b>			SF Bsmt Living	<b>800</b>			Layout	<b>1 Typical</b>		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>3 105</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 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>818</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>2</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>1974</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	3.Damage	6.Style	9.None	
2.C Block	5.Slab	8.			Econ. % Good	<b>100%</b>		Economic Code	<b>None</b>		
3.Br/Stone	6.Prs/Post	9.			0.None	3.Services	7.	1.Location	4.Traffic	8.	
Basement	<b>4 Full Basement</b>				2.Encroach	9.None	9.	Entrance Code	<b>0</b>		
1.1/4 Bmt	4.Full Bmt	7.			1.Interior	4.Vacant	7.	1.Owner	4.Agent	7.	
2.1/2 Bmt	5.None	8.			2.Refusal	5.Estimate	8.	2.Relative	5.Estimate	8.	
3.3/4 Bmt	6.	9.None			3.Informed	6.Office	9.RS	3.Tenant	6.Other	9.SNY	
Bsmt Gar # Cars	<b>0</b>				Information Code	<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	
26 1SFr Overhang	0	30	0 0	0	0	0	%	1.One Story Fram
68 Wood Deck	0	267	0 0	0	0	0	%	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

