

COUTURE, RICHARD L
COUTURE, SHERRY J (JT)
15 HARRISON DR
E WATERBORO ME 04030

B8384P228 B17370P376 B17800P412

Previous Owner
WHITCOMB GARY & DARLA
ATTN: RICHARD & SHERRY COUTURE
15 HARRISON DRIVE
EAST WATERBORO ME 04030
Sale Date: 9/07/2018

Previous Owner
WATERS JANICE E & DONALD A
ATTN: GARY & DARLA WHITCOMB
15 HARRISON DRIVE
EAST WATERBORO ME 04030
Sale Date: 11/23/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

17.0912 - added garage -sb
17.1206 - removed garage added in error, changed size of deck from 96 sq ft to 48 sq ft, abated -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 30 PHEASANT RUN RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	63,000	149,600	10,000	202,600		
1ST MORTGAGE 0			2013	63,000	149,600	10,000	202,600		
2ND MORTGAGE 0			2014	63,000	149,600	10,000	202,600		
Zone/Land Use 31 Agricultural/Residential			2015	63,000	149,600	10,000	202,600		
Secondary Zone			2016	53,600	148,600	6,000	196,200		
Topography 2 Rolling			2017	53,600	148,600	6,000	196,200		
1.Level 4.Below St 7.Steep			2018	53,600	185,900	0	239,500		
2.Rolling 5.Low 8.Wet			2019	53,600	148,300	20,000	181,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	53,600	149,100	0	202,700		
Utilities 9 No Water/No Sewer			2021	58,900	149,100	0	208,000		
1.Public 4.Improve 7.Improve			2022	64,300	164,000	0	228,300		
2.Water 5.Improve 8.			2023	70,700	181,900	0	252,600		
3.Sewer 6.Improve 9.None			2024	79,300	205,200	0	284,500		
Street 1 Paved			2025	97,000	285,200	0	382,200		
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					Frontage	Depth	Factor	Code	
BUILDING USE 0			11.Ossipee WF			%		1.Unimproved	
Sale Data			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Date 9/07/2018			13.Waterfront			%		3.Topography	
Price 265,500			14.Rear Land			%		4.Size/Shape	
Sale Type 2 Land & Buildings			15.Misc			%		5.Access or Rear	
1.Land 4.Mobile 7.						%		6.Restriction	
2.L & B 5.Other 8.			Square Foot	Square Feet				7.Open Space	
3.Building 6. 9.			16.Regular Lot			%		8.View/Environ	
Financing 9 Unknown			17.Secondary Lot			%		9.Fract Share	
1.Convent 4.Seller 7.			18.Excess Land			%		Acres	
2.FHA/VA 5.Private 8.			19.Condominium			%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		31.Tillable/Horti	
Validity 1 Arms Length Sale						%		32.Pasture	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				33.Orchard	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.94	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		34.Frontage	
Verified 5 Public Record			23.Non Conforming			%		35.Triangular Lot	
1.Buyer 4.Agent 7.Family			Acres			%		36.Commercial	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		37.Softwood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		38.Mixed Wood	
			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		0.94				
						43.Condo Site			
						44.Utility ROW			
						45.Camp Lot			
						46.Site Improve			

Waterboro

Map Lot 052-026

Account 4099

Location 15 HARRISON DRIVE

Card 1

Of 1

9/23/2024

Building Style	3 Raised Ranch			SF Bsmt Living	300			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% 1 Hot Water BB			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.FI/Stair	8.	
Stories	1 One Story			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	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	3 Metal			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)	818		
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition	5 Above 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	3			3.Avg-	6.Good	9.Same	
OPEN-4-	0			# Full Baths	1			Phys. % Good	0%		
Year Built	1975			# 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.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	100%		
Basement	4 Full Basement							Economic Code	None		
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	0							Entrance Code	0		
Wet Basement	1 Dry Basement							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	0		
								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	
26 1SFr Overhang	0	30	0 0	0	0	0	%	1.One Story Fram
68 Wood Deck	0	48	0 0	0	0	0	%	2.Two Story Fram
1 One Story Frame	0	32	0 0	0	0	0	%	3.Three Story Fr
68 Wood Deck	2004	160	3 100	7	97	%	100	4.1 & 1/2 Story
48 1.50 Fr Gar w/fin	2002	784	3 100	7	97	%	100	5.1 & 3/4 Story
24 Frame Shed	2004	140	3 100	7	97	%	100	6.2 & 1/2 Story
63 Swimming Pool	2004	512	3 100	7	75	%	75	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

