

EVERETT STEPHEN  
EVERETT, CHERYL P  
73 PHEASANT RUN  
EAST WATERBORO ME 04030

B3868P216

Inspection Witnessed By:

X		Date
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	64,300	143,700	10,000	198,000		
1ST MORTGAGE <b>0</b>			2013	64,300	143,700	10,000	198,000		
2ND MORTGAGE <b>0</b>			2014	64,300	143,700	10,000	198,000		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	64,300	143,700	10,000	198,000		
Secondary Zone			2016	54,700	142,600	15,000	182,300		
Topography <b>2 Rolling</b>			2017	54,700	142,600	15,000	182,300		
1.Level 4.Below St 7.Steep			2018	54,700	142,600	20,000	177,300		
2.Rolling 5.Low 8.Wet			2019	54,700	142,600	20,000	177,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	54,700	142,600	20,000	177,300		
Utilities <b>9 No Water/No Sewer</b>			2021	60,200	142,600	24,500	178,300		
1.Public 4.Improve 7.Improve			2022	65,600	156,800	25,000	197,400		
2.Water 5.Improve 8.			2023	72,200	173,900	25,000	221,100		
3.Sewer 6.Improve 9.None			2024	80,900	195,300	25,000	251,200		
Street <b>1 Paved</b>			2025	99,000	277,100	25,000	351,100		
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		Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		5.Access or Rear
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>			%		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			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity			<b>Fract. Acre</b>	<b>Acreege/Sites</b>			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	0.98	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			<b>Acres</b>				%		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
				<b>Total Acreage</b>		0.98			43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

## Waterboro

Map Lot 052-036

Account 4109

Location 73 PHEASANT RUN ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>3 Raised Ranch</b>	SF Bsmt Living	<b>450</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% 7 Electric</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>3 Metal</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>0</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>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.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>			
2.C Block	5.Slab 8.				
3.Br/Stone	6.Prs/Post 9.				
Basement	<b>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				
Bsmt Gar # Cars	<b>0</b>				
Wet Basement	<b>1 Dry Basement</b>				
1.Dry	4. 7.				
2.Damp	5. 8.				
3.Wet	6. 9.				
Date Inspected				3.Damage	6.Style 9.None
				Econ. % Good	<b>100%</b>
				Economic Code	<b>None</b>
				0.None	3.Services 7.
				1.Location	4.Traffic 8.
				2.Encroach	9.None 9.
				Entrance Code	<b>0</b>
				1.Interior	4.Vacant 7.
				2.Refusal	5.Estimate 8.
				3.Informed	6.Office 9.RS
				Information Code	<b>0</b>
				1.Owner	4.Agent 7.
				2.Relative	5.Estimate 8.
				3.Tenant	6.Other 9.SNY

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	32	0 0	0	0	0 %	0 %	1.One Story Fram
1 One Story Frame	1990	64	3 100	5	95	% 100 %		2.Two Story Fram
49 1.75 Fr Gar w/fin	1990	552	3 100	5	95	% 100 %		3.Three Story Fr
22 Encl Frame Porch	0	20	0 0	0	0	% 0 %		4.1 & 1/2 Story
26 1SFr Overhang	0	30	0 0	0	0	% 0 %		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

