

HAYES, WILLIAM R
 99 PHEASANT RUN ROAD
 EAST WATERBORO ME 04030

B7826P124 B15272P978 B17849P731 B17964P287

Previous Owner
 HAYES, WILLIAM ROBERT
 DOGHERTY, KATHLEEN A
 99 PHEASANT RUN ROAD
 EAST WATERBORO ME 04060
 Sale Date: 6/23/2021

Previous Owner
 C & S CARPENTRY LLC
 23 DANIEL STREET
 GORHAM ME 04038
 Sale Date: 10/21/2019

Previous Owner
 USA ACTING THROUGH THE RURAL HOUSING SERVICE
 4300 GOODFELLOW BLVD - BLDG 105, FC-215
 ST. LOUIS MO 63120
 Sale Date: 5/31/2019

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 20.0505 - added full bath, changed roof from asphalt to metal, siding from wood to vinyl -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 30 PHEASANT RUN RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	63,700	105,800	10,000	159,500		
1ST MORTGAGE 0			2013	63,700	105,800	10,000	159,500		
2ND MORTGAGE 0			2014	63,700	105,800	10,000	159,500		
Zone/Land Use 31 Agricultural/Residential			2015	63,700	105,800	10,000	159,500		
Secondary Zone			2016	54,100	104,700	15,000	143,800		
Topography 2 Rolling			2017	54,100	104,700	15,000	143,800		
1.Level 4.Below St 7.Steep			2018	54,100	104,700	20,000	138,800		
2.Rolling 5.Low 8.Wet			2019	54,100	104,700	20,000	138,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	54,100	105,600	0	159,700		
Utilities 9 No Water/No Sewer			2021	59,500	111,700	0	171,200		
1.Public 4.Improve 7.Improve			2022	65,000	122,900	0	187,900		
2.Water 5.Improve 8.			2023	71,500	136,300	0	207,800		
3.Sewer 6.Improve 9.None			2024	80,100	154,900	0	235,000		
Street 1 Paved			2025	98,000	216,300	0	314,300		
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			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 6/23/2021			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		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 2 Related Parties							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.96	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		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
			Total Acreage 0.96						44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 052-040

Account 4113

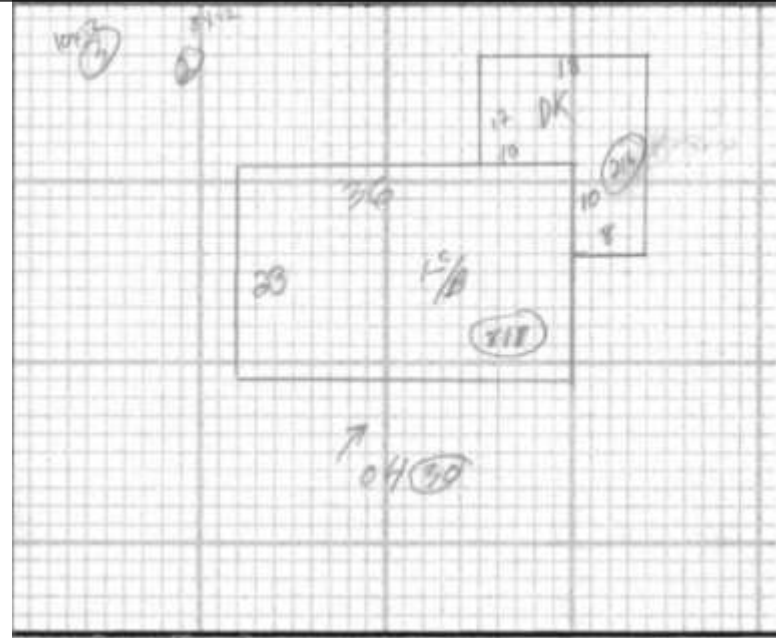
Location 99 PHEASANT RUN ROAD

Card 1

Of 1

9/23/2024

Building Style	3 Raised Ranch			SF Bsmt Living	600			Layout	1 Typical		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	3 105			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% 7 Electric			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	8 Aluminum/Vinyl			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 105%		
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	6 Good		
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	2			Phys. % Good	0%		
Year Built	1974			# 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 %	0 %	1.One Story Fram
68 Wood Deck	0	216	0 0	0	0	0 %	0 %	2.Two Story Fram
24 Frame Shed	0	60	0 0	0	0	0 %	0 %	3.Three Story Fr
24 Frame Shed	1974	96	3 100	2	95	100 %	100 %	4.1 & 1/2 Story
24 Frame Shed	0	120	0 0	0	0	0 %	0 %	5.1 & 3/4 Story
						0 %	0 %	6.2 & 1/2 Story
						0 %	0 %	21.Open Frame Por
						0 %	0 %	22.Encl Frame Por
						0 %	0 %	23.Frame Garage
						0 %	0 %	24.Frame Shed
						0 %	0 %	25.Frame Bay Wind
						0 %	0 %	26.1SFr Overhang
						0 %	0 %	27.Unfin Basement
						0 %	0 %	28.Unfinished Att
						0 %	0 %	29.Finished Attic