

TASSINARI JEFFREY P
TASSINARI, AMBER R
13 PARTRIDGE ROAD
EAST WATERBORO ME 04030

B11463P296 B14653P729

Previous Owner
TOPHAM ALISHIA M AND TREVIS J
13 PARTRIDGE ROAD

EAST WATERBORO ME 04030
Sale Date: 10/31/2005

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 31 BROOKSIDE DR			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	52,500	111,300	10,000	153,800		
1ST MORTGAGE 0			2013	52,500	111,300	10,000	153,800		
2ND MORTGAGE 0			2014	52,500	111,300	10,000	153,800		
Zone/Land Use 30			2015	52,500	111,300	10,000	153,800		
Secondary Zone			2016	44,600	111,300	15,000	140,900		
Topography 2 Rolling			2017	44,600	111,300	15,000	140,900		
1.Level 4.Below St 7.Steep			2018	44,600	111,300	20,000	135,900		
2.Rolling 5.Low 8.Wet			2019	44,600	111,300	20,000	135,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	44,600	112,800	20,000	137,400		
Utilities 9 No Water/No Sewer			2021	44,600	112,800	24,500	132,900		
1.Public 4.Improve 7.Improve			2022	49,100	124,100	25,000	148,200		
2.Water 5.Improve 8.			2023	58,900	137,700	25,000	171,600		
3.Sewer 6.Improve 9.None			2024	66,000	155,200	25,000	196,200		
Street 1 Paved			2025	76,200	212,700	25,000	263,900		
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 10/31/2005			14.Rear Land				%		3.Topography
Price 180,000			15.Misc				%		4.Size/Shape
Sale Type 1 Land Only							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot				%		7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 1 Conventional			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				%		33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.50	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	23	0.23	100	%	0	35.Triangular Lot
Verified 1 Buyer			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		0.73				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 052-049

Account 4122

Location 13 PARTRIDGE ROAD

Card 1

Of 1

9/23/2024

Building Style	2 Ranch			SF Bsmt Living	480	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% 1 Hot Water BB	3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat			
Dwelling Units	1			2.HWCI	6.GravWA	10.			
Other Units	0			3.HWRAD	7.Electric	11.			
Stories	1 One Story			4.Steam	8.F/WallM	12.			
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.			
3.3	6.2.50	9.		2.Evapor	5.	8.			
Exterior Walls	8 Aluminum/Vinyl			3.H Pump	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.			
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.			
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None			
Roof Surface	1 Asphalt Shingles			Bath(s) Style	2 Typical Bath(s)			Grade & Factor	3 Average 105%
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.			
2.Slate	5.Wood	8.		2.Typical	5.	8.			
3.Metal	6.Other	9.		3.Old Type	6.	9.None			
SF Masonry Trim	0			# Rooms	5			SQFT (Footprint)	960
OPEN-3-	0			# Bedrooms	2			Condition	7 Very Good
OPEN-4-	0			# Full Baths	1			1.Poor	4.Avg
Year Built	1979			# Half Baths	0			2.Fair	5.Avg+
Year Remodeled	0			# Addn Fixtures	0			3.Avg-	6.Good
Foundation	1 Concrete			# Fireplaces	0			Phys. % Good	0%
1.Concrete	4.Wood	7.						Funct. % Good	100%
2.C Block	5.Slab	8.						Functional Code	9 None
3.Br/Stone	6.Prs/Post	9.						1.Incomp	4.Small
Basement	4 Full Basement							2.O-Built	5.CDU
1.1/4 Bmt	4.Full Bmt	7.						3.Damage	6.Style
2.1/2 Bmt	5.None	8.						Econ. % Good	100%
3.3/4 Bmt	6.	9.None						Economic Code	None
Bsmt Gar # Cars	0							0.None	3.Services
Wet Basement	1 Dry Basement							1.Location	4.Traffic
1.Dry	4.	7.						2.Encroach	9.None
2.Damp	5.	8.						Entrance Code	0
3.Wet	6.	9.						1.Interior	4.Vacant
								2.Refusal	5.Estimate
								3.Informed	6.Office
								Information Code	0
								1.Owner	4.Agent
								2.Relative	5.Estimate
								3.Tenant	6.Other
									9.SNY



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	364	0 0	0	0 %	0 %		1.One Story Fram
24 Frame Shed	1995	96	3 100	7	95 %	100 %		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

