

NELSON TIMOTHY J
NELSON, SUSAN F
PO BOX 46
EAST WATERBORO ME 04030

B2498P263

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 30 PHEASANT RUN RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	57,800	159,900	10,000	207,700		
1ST MORTGAGE 0			2013	57,800	159,900	10,000	207,700		
2ND MORTGAGE 0			2014	57,800	159,900	10,000	207,700		
Zone/Land Use 31 Agricultural/Residential			2015	57,800	159,900	10,000	207,700		
Secondary Zone			2016	49,100	159,900	15,000	194,000		
Topography 2 Rolling			2017	49,100	159,900	15,000	194,000		
1.Level 4.Below St 7.Steep			2018	49,100	159,900	20,000	189,000		
2.Rolling 5.Low 8.Wet			2019	49,100	159,900	20,000	189,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	49,100	159,900	20,000	189,000		
Utilities 9 No Water/No Sewer			2021	54,000	159,900	24,500	189,400		
1.Public 4.Improve 7.Improve			2022	58,900	175,900	25,000	209,800		
2.Water 5.Improve 8.			2023	64,800	195,100	25,000	234,900		
3.Sewer 6.Improve 9.None			2024	72,700	220,900	25,000	268,600		
Street 1 Paved			2025	88,900	312,900	25,000	376,800		
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			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet			%		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				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	0.79	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			Acres				%		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
			Total Acreage		0.79				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 052-051


Account 4124

Location 32 PHEASANT RUN ROAD

Card 1

Of 1

9/23/2024

Building Style	3 Raised Ranch			SF Bsmt Living	400	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				
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)				
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	0				
OPEN-3-	0			# Bedrooms	3				
OPEN-4-	0			# Full Baths	1				
Year Built	1975			# Half Baths	1				
Year Remodeled	1993			# Addn Fixtures	0				
Foundation	1 Concrete			# Fireplaces	0				
1.Concrete	4.Wood	7.							
2.C Block	5.Slab	8.							
3.Br/Stone	6.Prs/Post	9.							
Basement	4 Full Basement								
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	0								
Wet Basement	1 Dry Basement								
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	
1 One Story Frame	1993	192	3 100	5	97 %	100 %		1.One Story Fram
91 1S AD/GAR	1993	672	3 100	5	97 %	100 %		2.Two Story Fram
26 1SFr Overhang	1975	30	3 100	5	97 %	100 %		3.Three Story Fr
62 Patio	0	84	0 0	0	0 %	0 %		4.1 & 1/2 Story
24 Frame Shed	0	192	0 0	0	0 %	0 %		5.1 & 3/4 Story
24 Frame Shed	0	56	0 0	0	0 %	0 %		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

