

MAYNARD ROY A
MAYNARD, MARLENE
54 PHEASANT RUN ROAD
EAST WATERBORO ME 04030

B9564P151

Inspection Witnessed By:

X	Date	Date Insp.
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	58,500	119,900	10,000	168,400		
1ST MORTGAGE 0			2013	58,500	119,900	10,000	168,400		
2ND MORTGAGE 0			2014	58,500	119,900	10,000	168,400		
Zone/Land Use 31 Agricultural/Residential			2015	58,500	119,900	10,000	168,400		
Secondary Zone			2016	49,700	118,600	15,000	153,300		
Topography 2 Rolling			2017	49,700	118,600	15,000	153,300		
1.Level 4.Below St 7.Steep			2018	49,700	118,600	20,000	148,300		
2.Rolling 5.Low 8.Wet			2019	49,700	118,600	20,000	148,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	49,700	119,000	20,000	148,700		
Utilities 9 No Water/No Sewer			2021	54,700	119,000	24,500	149,200		
1.Public 4.Improve 7.Improve			2022	59,700	130,800	25,000	165,500		
2.Water 5.Improve 8.			2023	65,600	145,100	25,000	185,700		
3.Sewer 6.Improve 9.None			2024	73,600	163,600	25,000	212,200		
Street 1 Paved			2025	90,000	219,200	25,000	284,200		
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			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
			14.Rear Land				%		3.Topography
Sale Date			15.Misc				%		4.Size/Shape
Price							%		5.Access or Rear
Sale Type							%		6.Restriction
1.Land 4.Mobile 7.							%		7.Open Space
2.L & B 5.Other 8.			Square Foot	Square Feet					8.View/Environ
3.Building 6. 9.			16.Regular Lot				%		9.Fract Share
Financing			17.Secondary Lot				%		Acres
1.Convent 4.Seller 7.			18.Excess Land				%		30.Rear (201+)
2.FHA/VA 5.Private 8.			19.Condominium				%		31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		32.Pasture
Validity			Fract. Acre	Acres/Sites					33.Orchard
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	0.81	100	%	0	34.Frontage
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		35.Triangular Lot
3.Distress 6.Exempt 9.			23.Non Conforming				%		36.Commercial
Verified			Acres				%		37.Softwood
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		39.Hardwood
3.Lender 6.MLS 9.			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		0.81				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 052-052

Account 4125

Location 54 PHEASANT RUN ROAD

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical	
1.Conv	5.Garr/Col	Fin Bsmt Grade	0 0	1.Typical	4. 7.	
2.Ranch	6.Split	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.	
3.R Ranch	7.Contemp/	Heat Type	100%	3.Not func	6. 9.	
4.Cape	8.Log	8 Floor/Wall Unit M		Attic 4 Full Finished		
Dwelling Units 1		1.HWBB	5.FWA	9.No Heat	1.1/4 Fin	
Other Units 0		2.HWCI	6.GravWA	10.	4.Full Fin	
Stories 1 One Story		3.HWRAD	7.Electric	11.	7.1/4 Unfi	
1.1	4.1.50	4.Steam	8.F/WallM	12.	2.1/2 Fin	
2.2	5.1.75	Cool Type 0%		9 None		
3.3	6.2.50	1.Refrig	4.W&C Air	7.	3.3/4 Fin	
Exterior Walls 8 Aluminum/Vinyl		2.Evapor	5.	8.	6.1/2 Unfi	
0.Wood	4.Asb/Asph	3.H Pump	6.	9.None	9.None	
1.Wood	5.T-111	Kitchen Style 2 Typical		Insulation 1 Full		
2.Wd Sh	6.Br/St	1.Modern	4.Obsolete	7.	1.Full	
3.Compos.	7.Nov	2.Typical	5.	8.	4.Minimal	
Roof Surface 1 Asphalt Shingles		3.Old Type	6.	9.None	2.Heavy	
1.Asphalt	4.Composit	Bath(s) Style 2 Typical Bath(s)		5.Unk		
2.Slate	5.Wood	1.Modern	4.Obsolete	7.	3.Capped	
3.Metal	6.Other	2.Typical	5.	8.	Unfinished % 0%	
SF Masonry Trim 0		3.Old Type	6.	9.None	Grade & Factor 3 Average 105%	
OPEN-3- 0		# Rooms 0		1.E Grade		
OPEN-4- 0		# Bedrooms 2		4.B Grade		
Year Built 1975		# Full Baths 1		7.AAA Grad		
Year Remodeled 0		# Half Baths 0		8.		
Foundation 1 Concrete		# Addn Fixtures 0		9.Same		
1.Concrete	4.Wood	# Fireplaces 0		SQFT (Footprint) 768		
2.C Block	5.Slab			Condition 5 Above Average		
3.Br/Stone	6.Prs/Post			1.Poor		
Basement 4 Full Basement				4.Avg		
1.1/4 Bmt	4.Full Bmt			7.V G		
2.1/2 Bmt	5.None			2.Fair		
3.3/4 Bmt	6.			5.Avg+		
Bsmt Gar # Cars 0				6.Good		
Wet Basement 1 Dry Basement				9.Same		
1.Dry	4.			Phys. % Good 0%		
2.Damp	5.			Funct. % Good 100%		
3.Wet	6.			Functional Code 9 None		
				1.Incomp		
				4.Small		
				7.Layout		
				2.O-Built		
				5.CDU		
				8.Other		
				3.Damage		
				6.Style		
				9.None		
				Econ. % Good 100%		
				Economic Code None		
				0.None		
				3.Services		
				7.		
				1.Location		
				4.Traffic		
				8.		
				2.Encroach		
				9.None		
				9.		
				Entrance Code 0		
				1.Interior		
				4.Vacant		
				7.		
				2.Refusal		
				5.Estimate		
				8.		
				3.Informed		
				6.Office		
				9.RS		
				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	
68 Wood Deck	0	80	0 0	0	0	0	%	1.One Story Fram
23 Frame Garage	0	400	0 0	0	0	0	%	2.Two Story Fram
62 Patio	0	420	0 0	0	0	0	%	3.Three Story Fr
24 Frame Shed	0	96	0 0	0	0	0	%	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

