

COX WENDY C F/K/A WENDY TUCCI  
 10 BROOKSIDE DRIVE  
 EAST WATERBORO ME 04030

B10361P145

Property Data			Assessment Record						
Neighborhood <b>31 BROOKSIDE DR</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	71,000	173,300	10,000	234,300		
1ST MORTGAGE <b>0</b>			2013	71,000	173,300	10,000	234,300		
2ND MORTGAGE <b>0</b>			2014	71,000	173,300	10,000	234,300		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	71,000	173,300	10,000	234,300		
Secondary Zone			2016	60,200	166,300	15,000	211,500		
Topography <b>2 Rolling</b>			2017	60,200	166,300	15,000	211,500		
1.Level 4.Below St 7.Steep			2018	60,200	166,300	20,000	206,500		
2.Rolling 5.Low 8.Wet			2019	60,200	166,300	20,000	206,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	60,200	166,800	20,000	207,000		
Utilities <b>9 No Water/No Sewer</b>			2021	66,200	166,800	24,500	208,500		
1.Public 4.Improve 7.Improve			2022	72,200	183,500	25,000	230,700		
2.Water 5.Improve 8.			2023	79,400	203,500	25,000	257,900		
3.Sewer 6.Improve 9.None			2024	89,000	229,300	25,000	293,300		
Street <b>1 Paved</b>			2025	108,100	284,600	25,000	367,700		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront			%		3.Topography	
Sale Date			14.Rear Land			%		4.Size/Shape	
Price			15.Misc			%		5.Access or Rear	
Sale Type			<b>Square Foot</b>		<b>Square Feet</b>			6.Restriction	
1.Land 4.Mobile 7.			16.Regular Lot			%		7.Open Space	
2.L & B 5.Other 8.			17.Secondary Lot			%		8.View/Environ	
3.Building 6. 9.			18.Excess Land			%		9.Fract Share	
Financing			19.Condominium			%		<b>Acres</b>	
1.Convent 4.Seller 7.			20.Pavement			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			<b>Fract. Acre</b>		<b>Acreege/Sites</b>			31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			21.Homesite (Frac	21	2.00	100 %	0	32.Pasture	
Validity			22.Vacant Lot (Fr	26	0.90	100 %	0	33.Orchard	
1.Valid 4.Split 7.Renovate			23.Non Conforming			%		34.Frontage	
2.Related 5.Partial 8.Other			<b>Acres</b>			%		35.Triangular Lot	
3.Distress 6.Exempt 9.			24.Excess ( 5-10)			%		36.Commercial	
Verified			25.Excess (10+)			%		37.Softwood	
1.Buyer 4.Agent 7.Family			26.Excess			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			27.Rear (1-100)			%		39.Hardwood	
3.Lender 6.MLS 9.			28.Rear (101-150)			%		40.Wasteland	
			29.Rear (151-200)			%		41.Gravel Pit (Ac	
			<b>Total Acreage</b>		2.90			42.Mobile Home Si	
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

## Waterboro

Map Lot 056-001

Account 4221

Location 10 BROOKSIDE DRIVE

Card 1

Of 1

9/23/2024

Building Style	<b>9 Other</b>			SF Bsmt Living	<b>0</b>			Layout	<b>1 Typical</b>						
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>0 0</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% 8 Floor/Wall Unit M</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>5 One &amp; 3/4 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 110%</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>1 Asphalt Shingles</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>816</b>							
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition <b>4 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>1978</b>			# Half Baths <b>1</b>						Funct. % Good <b>100%</b>						
Year Remodeled <b>2007</b>			# Addn Fixtures <b>1</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; margin-right: 10px;">TRIO</div> </div>			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 <b>100%</b>			Economic Code <b>None</b>					
Basement <b>4 Full Basement</b>							0.None			3.Services	7.				
1.1/4 Bmt	4.Full Bmt	7.								1.Location			4.Traffic	8.	
2.1/2 Bmt	5.None	8.								2.Encroach			9.None	9.	
3.3/4 Bmt	6.	9.None								Entrance Code <b>0</b>					
Bsmt Gar # Cars <b>0</b>										1.Interior	4.Vacant	7.			
Wet Basement <b>1 Dry Basement</b>										2.Refusal	5.Estimate	8.			
1.Dry	4.	7.								3.Informed			6.Office	9.RS	
2.Damp	5.	8.					Information Code <b>0</b>								
3.Wet	6.	9.					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	
1 One Story Frame	0	196	0 0	0	0	% 0	%	1.One Story Fram
21 Open Frame	0	84	0 0	0	0	% 0	%	2.Two Story Fram
68 Wood Deck	0	168	0 0	0	0	% 0	%	3.Three Story Fr
48 1.50 Fr Gar w/fin	1998	840	3 90	7	95	% 80	%	4.1 & 1/2 Story
24 Frame Shed	0	144	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
						%	%	26.15Fr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic

