

RY 2008 / PHINNEY

NH

MAP 001 LOT 006-012

ACCOUNT NO. 4894 ADDRESS

TOWN OF WATERBORO, MAINE

CARD NO. OF 2006

001-006-012

PHINNEY CLINTON W JR.
56 GRANITE RIDGE ROAD
10/13/2006 \$247,000

PROPERTY DATA	
NEIGHBORHOOD CODE	50
STREET CODE	---

BOOK	PAGE	DATE	CONSIDERATION
14981	717-718	10/13/06	247,000

LAND USE	
11. Residential 21. Village 22. Village/Res. 31. Agricultural/Res. 33. Forest/Agri. 40. Conservation 45. General Purpose 48. Shoreland 49. Resource Protection	31
SECONDARY ZONE	

TOPOGRAPHY	
1. Level 2. Rolling 3. Above St. 4. Below St. 5. Low 6. Swampy 7. Steep 8.	02

ASSESSMENT RECORD				
YEAR	LAND	BUILDINGS	EXEMPT	TOTAL
08	69700	181400		251100

UTILITIES	
1. All Public 2. Public Water 3. Public Sewer 4. Drilled Well 5. Dug Well 6. Septic 7. Cess Pool 9. No Utilities	09
STREET	
1. Paved 2. Semi-Improved 3. Gravel 4. Proposed 9. No Street	3

LAND DATA						
	TYPE	EFFECTIVE		INFLUENCE		INFLUENCE CODES
		Frontage	Depth	Factor	Code	
FRONT FOOT						1=Vacancy 2=Excess Frontage 3=Topography 4=Size/Shape 5=Access 6=Restrictions 7=Corner 8=Environment 9=Fractional Share
11. Regular Lot 12. Delta Triangle 13. Nabra Triangle 14. Rear Land 15.						
SQUARE FOOT			SQUARE FEET			
16. Regular Lot 17. Secondary 18. Excess Land 19. Condo. 20.						
FRACT. ACRE			ACREAGE/SITES			
21. Homesite 22. Baselot 23.						
ACRES						
24. Homesite 25. Baselot 26. Secondary 27. Frontage 28. Rear 1 29. Rear 2 30. Rear 3 31. Tillable 32. Pasture 33. Orchard						
Total						

* Split from BUDA #001-006 (2AC)?
(Portion)

No./Date	Description	Date Insp.

SALE DATA	
DATE(MM/YY)	1
PRICE	---
SALE TYPE	
1. Land 2. Land & Bldg. 3. Building Only 4. Mobile Home 5. Other	---
FINANCING	
1. Conv. 2. FHA/VA 3. Assumed 4. Seller 5. Private 6. Cash 7. FMHA 9. Unknown	---
VERIFIED	
1. Buyer 2. Seller 3. Lender 4. Agent 5. Record 6. MLS 7. Family 8. Other 9. Confid.	---
VALIDITY	
1. Valid 2. Related 3. Distress 4. Split 5. Partial 6. Exempt 7. Changed 8. Other	---

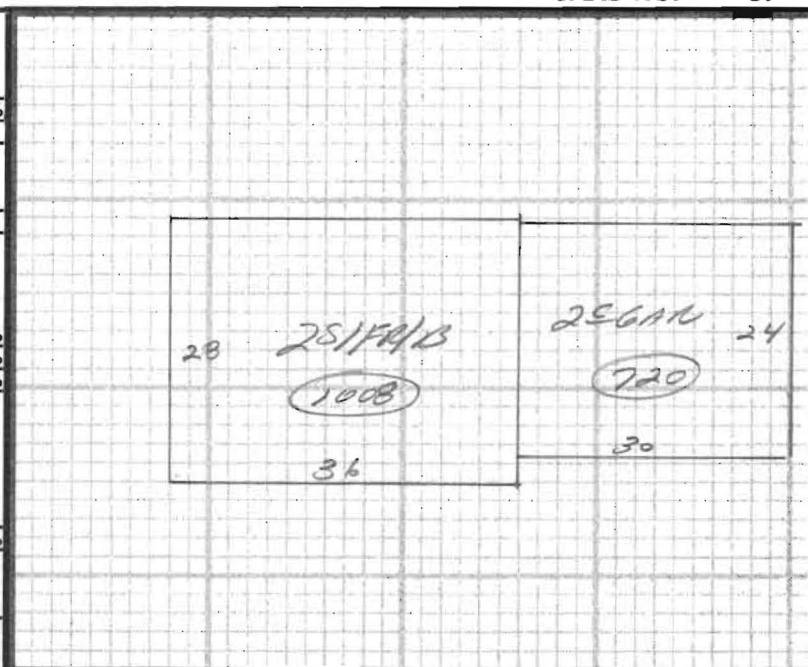
NOTES: NH 2006 (CO 5/15/06)
Colonial w/ GAR

2 AC
1.99

BUILDING RECORD

MAP 001 LOT 006-012 ACCOUNT NO. 4874 ADDRESS _____ CARD NO. ____ OF ____

BUILDING STYLE	1. Conv. 6. Split Lev. 2. Ranch 7. Contemp. 3. R. Ranch 8. Log 4. Cape 9. Other 5. Garrison	1 <i>Colo</i>	S/F BSMT LIVING		INSULATION	1. Full 4. Minimal 2. Heavy 9. None 3. Capped	1
DWELLING UNITS		1	FIN BSMT GRADE		HEAT TYPE	1. HW BB 6. Grav. WA 2. HW CI 7. Electric 3. HW Radiant 8. Units 4. Steam 9. No Heat 5. FWA	1
OTHER UNITS			COOL TYPE		UNFINISHED %		%
STORIES	1. One 4. 1 1/2 2. Two 5. 1 3/4 3. Three 6. 2 1/2	2	KITCHEN STYLE		GRADE & FACTOR	1. E 4. B 2. D 5. A 3. C 6. AA	3
EXTERIOR WALLS	1. Clapboard 6. BR/Stone 2. WD.SH. 7. Novelty 3. Comp. 8. AL/Vinyl 4. ASB/ASP 9. Other 5. T1-11	8	BATH(S) STYLE		SQ. FOOTAGE		1008
ROOF SURFACE	1. Asphalt 4. Comp. 2. Slate 5. Wood 3. Metal 6. Other	1	# ROOMS	7	CONDITION	1. Poor 5. Avg + 2. Fair 6. Good 3. Avg - 7. V Good 4. Avg. 8. Exc.	8
S/F MASONRY TRIM			# BEDROOMS	4	PHYS. % GOOD		%
YEAR BUILT		2006	# FULL BATHS	1	FUNCT. % GOOD		%
YEAR REMODELED			# HALF BATHS	1	FUNCT. CODE	1. Incomp. 5. CDU 2. Overbuilt 6. Style 3. Delap. 7. Layout 4. Small Size 8. Other 9. None	9
FOUNDATION	1. Conc. 4. Wood 2. C Blk 5. Slab 3. Br./Stone 6. Piers	1	# ADDN FIXTURES	1	ECON. % GOOD		%
BASEMENT	1. 1/4 3. 3/4 5. Crawl 2. 1/2 4. Full 6. None	4	# FIREPLACES		ECON. CODE	1. Location 3. Services 2. Encroach 9. None	9
BSMT GAR # CARS			# HEARTHES		ENTRANCE CODE	1. Inspct. 3. Vacant 2. Refused 5. Estim. 3. Info Only	3 <i>COOKS</i>
WET BASEMENT	1. Dry 3. Wet 2. Damp 9. None	1	LAYOUT		INFO. CODE	1. Owner 4. Agent 2. Relative 5. Estimate 3. Tenant 6. Other 2. Refused 5. Estim.	6 <i>COOKS</i>
ADDITIONS, OUTBUILDINGS & IMPROVEMENTS							CODES



	TYPE	YEAR	UNITS	GRADE	COND	PERCENT GOOD		
						Phys.	Funct.	
DWL	001	2006	1008	3	8	---	---	1. 1S Fr.
2 ⁵ GAR	023	2006	720	3	8	---	---	2. 2S Fr.
						---	---	3. 3S Fr.
						---	---	4. 1 1/2S Fr.
						---	---	5. 1 3/4S Fr.
						---	---	6. 2 1/2S Fr.
						---	---	Add 10 for Bsmt
						---	---	21. OFF
						---	---	22. EFP
						---	---	23. Garage
						---	---	24. Shed
						---	---	25. Bay Window
						---	---	26. Overhang
						---	---	27. Unf. Bsmt
						---	---	28. Unf. Attic
						---	---	29. Fin. Attic
						---	---	Add 20 for 2 Story
						---	---	61. Carport
						---	---	62. Patio
						---	---	63. Swimming Pool
						---	---	64. Tennis Court
						---	---	65. Stable w/loft
						---	---	66. Greenhouse
						---	---	67. Natatorium
						---	---	68. Wood Deck
						---	---	69. Jacuzzi

PHOTO

NOTES: