MAP 41 LOT 01D 2494 ADDRESS TOWN OF WATERBORO, MAINE CARD NO. OF

041-01D

KUSTRON JOHN F SR & FRANCES A TRS

318 WEBBER ROAD

| No./Date | Description | Date Insp. |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |

NOTES:

## PROPERTY DATA

| | |
|---|---|
| NEIGHBORHOOD CODE | 20 |
| STREET CODE | |
| | |
| | |
| 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 | 48 |
| SECONDARY ZONE | |
| TOPOGRAPHY (1. Level, 2. Rolling, 3. Above St., 4. Below St., 5. Low, 6. Swampy, 7. Steep, 8. W) | 07 |
| 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) | 1 |
| | |
| | |

### SALE DATA

| | |
|---|---|
| DATE(MM/YY) | __/__ |
| 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) | |

| BOOK | PAGE | DATE | CONSIDERATION |
|---|---|---|---|
| 9982 | 24 | | |
| | | | |
| | | | |
| | | | |
| | | | |

## ASSESSMENT RECORD

| YEAR | LAND | BUILDINGS | EXEMPT | TOTAL |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

## LAND DATA

| | TYPE | EFFECTIVE Frontage | EFFECTIVE Depth | INFLUENCE Factor | INFLUENCE Code |
|---|---|---|---|---|---|
| FRONT FOOT 11. Regular Lot | | | | % | |
| 12. Delta Triangle | | | | % | |
| 13. Nabla Triangle | | | | % | |
| 14. Rear Land | | | | % | |
| 15. | | | | % | |
| | | | | % | |
| | | | | % | |
| SQUARE FOOT 16. Regular Lot | | SQUARE FEET | | % | |
| 17. Secondary | | | | % | |
| 18. Excess Land | | | | % | |
| 19. Condo. | | | | % | |
| 20. | | | | % | |
| FRACT. ACRE 21. Homesite | | ACREAGE/SITES | | % | |
| 22. Baselot | | | | % | |
| 23. | | | | % | |
| ACRES 24. Homesite | | | | % | |
| 25. Baselot | | | | % | |
| 26. Secondary | | | | % | |
| 27. Frontage | | | | % | |
| 28. Rear 1 | | | | % | |
| 29. Rear 2 | | | | % | |
| 30. Rear 3 | | | | % | |
| 31. Tillable | Total | | | | |
| 32. Pasture | | | | | |
| 33. Orchard | | | | | |

**INFLUENCE CODES**
1=Vacancy
2=Excess Frontage
3=Topography
4=Size/Shape
5=Access
6=Restrictions
7=Corner
8=Environment
9=Fractional Share

**ACRES (cont.)**
34. Softwood (F&O)
35. Mixed Wood (F&O)
36. Hardwood (F&O)
37. Softwood (T.G.)
38. Mixed Wood (T.G.)
39. Hardwood (T.G.)
40. Waste
41. Gravel Pit

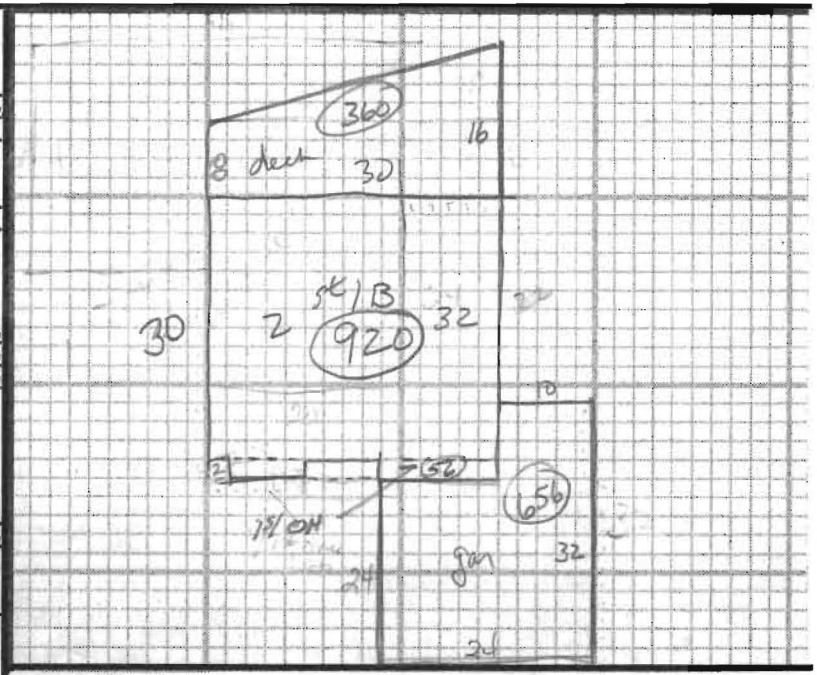
**SITE**
42. Moho Site
43. Condo Site
44. Lot Improvements

TOWN OF WATERBORO, MAINE

# BUILDING RECORD

**MAP** 41 **LOT** 1-D **ACCOUNT NO.** 2494 **ADDRESS** **CARD NO.** **OF**

| | | | | | |
|---|---|---|---|---|---|
| **BUILDING STYLE** 1. Conv. 2. Ranch 3. R. Ranch 4. Cape 5. Garrison 6. Split Lev. 7. Contemp. 8. Log 9. Other | 7 | **S/F BSMT LIVING** | 644 | **INSULATION** 1. Full 2. Heavy 3. Capped 4. Minimal 9. None | 1 |
| | | **FIN BSMT GRADE** | 10 3 / 100 | | |
| | | **HEAT TYPE** 1. HW BB 2. HW CI 3. HW Radiant 4. Steam 5. FWA 6. Grav. WA 7. Electric 8. Units 9. No Heat | FHA oil 5 % | **UNFINISHED %** | % |
| | | | | **GRADE & FACTOR** 1. E 2. D 3. C 4. B 5. A 6. AA | 110 3 |
| **DWELLING UNITS** | 1 | | | | |
| **OTHER UNITS** | | | | | |
| **STORIES** 1. One 2. Two 3. Three 4. 1 1/2 5. 1 3/4 6. 2 1/2 | 2 | **COOL TYPE** 1. Central 9. None | 9 % | **SQ. FOOTAGE** | 920 |
| | | | | **CONDITION** 1. Poor 2. Fair 3. Avg - 4 Avg. 5, Avg + 6. Good 7. V Good 8. Exc. | 5 % |
| **EXTERIOR WALLS** 1. Clapboard 2. WD.SH. 3. Comp. 4. ASB/ASP 5. T1-11 6. BR./Stone 7. Novelty 8. AL/Vinyl 9. Other | 1 | **KITCHEN STYLE** 1. Good 2. Typical 3. Old Style 4. Obsolete | 1 | | |
| | | **BATH(S) STYLE** 1. Good 2. Typical 3. Old Style 4. Obsolete | | **PHYS. % GOOD** | % |
| | | | | **FUNCT. % GOOD** | % |
| **ROOF SURFACE** 1. Asphalt 2. Slate 3. Metal 4. Comp. 5. Wood 6. Other | 1 | **# ROOMS** | 6 | **FUNCT. CODE** 1. Incomp. 2. Overbuilt 3. Delap. 4. Small Size 5. CDU 6. Style 7. Layout 8. Other 9. None | 9 |
| | | **# BEDROOMS** | 3 | | |
| | | **#FULL BATHS** | 2 | | |
| | | **# HALF BATHS** | 1 | | |
| **S/F MASONERY TRIM** | | **# ADDN FIXTURES** | 0 | | |
| **YEAR BUILT** | 1986 | **# FIREPLACES** | 1 | **ECON. % GOOD** | % |
| **YEAR REMODELED** | 2002 | **# HEARTHS** | 0 | **ECON. CODE** 1. Location 2. Encroach 3. Services 9. None | 9 |
| **FOUNDATION** 1. Conc. 2. C Blk 3. Br./Stone 4. Wood 5. Slab 6. Piers | 1 | **LAYOUT** 1. Typical 2. In adeq. | 1 | | |
| | | **ATTIC** 1. 1/4 Fin 2. 1/2 Fin. 3. 3/4 Fin. 4. Full Fin. 5. Fl/Stairs 9. None | 9 | **ENTRANCE CODE** 1. Inspct. 2. Refused 3. Info Only 3. Vacant 5. Estim. | 1 |
| **BASEMENT** 1. 1/4 2. 1/2 3. 3/4 4. Full 5 Crawl 6. None | 4 | **INT COMP TO EXIT + = -** | | **INFO. CODE** 1. Owner 2. Relative 3. Tenant 2. Refused 4. Agent 5. Estimate 6. Other 5. Estim. | 1 |
| **BSMT GAR # CARS** | | **INSPECTED BY** | JB | | |
| **WET BASEMENT** 1. Dry 2. Damp 3. Wet 9. None | 1 | **DATE INSPECTED** | 8/8/05 | | |




Brown
Full in Basmt
Fair Rm + Bd

576

deck 28x12

**PHOTO**

## ADDITIONS, OUTBUILDINGS & IMPROVEMENTS

| | TYPE | YEAR | UNITS | GRADE | COND | PERCENT GOOD Phys. | PERCENT GOOD Funct. |
|---|---|---|---|---|---|---|---|
| deck | 68 | 1986 | 336 | 3 | | % | % |
| O.HANG | 26 | 1986 | 56 | 3 | | % | % |
| EFP | 22 | 1986 | 240 | 3 | | % | % |
| GAR | 23 | 2002 | 656 | 3 | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |

**CODES**
1. 1S Fr.
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. OFP
22. EFP
23. Garage
24. Shed
25. Bay Window
26. Overhang
27. Unf. Bsmt
28. Unf. Attic
29. Fin. Attaic

**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

NOTES: 2002 - ATT NEW GAR