042-00A-227

LEDOUX NORMAN F & PAMELA J
67 GREENFIELD ROAD
B 5089 P 149

042-00A-227

BENSIK BRENT C & CRYSTAL L
67 GREENFIELD ROAD
06/25/2004 $148,000

FRENCH KEVIN A & ELIZABETH 2609
B15136P862 B5089P149
Maplot: 042-00A-227
67 GREENFIELD ROAD
Acres 0.00

No./Date	Description	Date Insp.

NOTES:

4228

ADDRESS

TOWN OF WATERBORO, MAINE

CARD NO. OF

PROPERTY DATA

NEIGHBORHOOD CODE	2
STREET CODE	
D USE	
sidential lage lage/Res. ricultural/Res. rest/Agri. nservation neral Purpose 49. Resource Protection	42
SECONDARY ZONE	
TOPOGRAPHY 1. Level 5. Low 2. Rolling 6. Swampy 3. Above St. 7. Steep 4. Below St. 8.	6 2
UTILITIES 1. All Public 5. Dug Well 2. Public Water 6. Septic 3. Public Sewer 7. Cess Pool 4. Drilled Well 9. No Utilities	9
STREET 1. Paved 4. Proposed 2. Semi-Improved 3. Gravel 9. No Street	3
SALE DATA	
DATE(MM/YY)	/
PRICE	/ /
SALE TYPE 1. Land 4. Mobile Home 2. Land & Bldg. 3. Building Only 5. Other	
FINANCING 1. Conv. 5. Private 2. FHA/VA 6. Cash 3. Assumed 7. FMHA 4. Seller 9. Unknown	
VERIFIED 1. Buyer 6. MLS 2. Seller 7. Family 3. Lender 8. Other 4. Agent 9. Confid. 5. Record	
VALIDITY 1. Valid 5. Partial 2. Related 6. Exempt 3. Distress 7. Changed 4. Split 8. Other	

BOOK	PAGE	DATE	CONSIDERATION
14136	185	6-25-04	148,000

ASSESSMENT RECORD

YEAR	LAND	BUILDINGS	EXEMPT	TOTAL
02	18100	52900		71000

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 17. Secondary 18. Excess Land 19. Condo. 20.		SQUARE FEET		%	
FRACT. ACRE 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	ACREAGE/SITES 6 10		%	

228 lot average

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

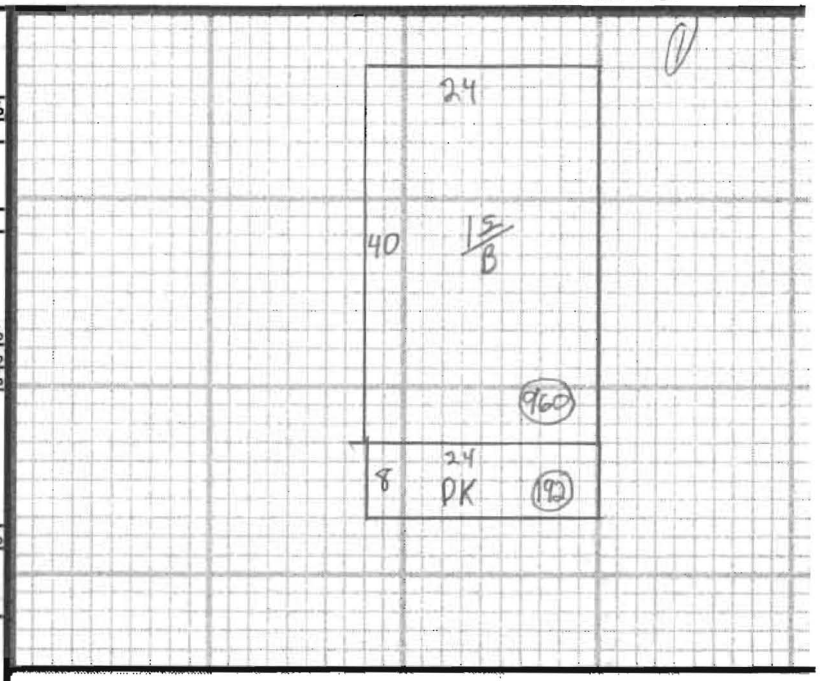
TOWN OF WATERBORO, MAINE

BUILDING RECORD

MAP 42 LOT A227 ACCOUNT NO. 2609 ADDRESS 1 CARD NO. 0 OF

BUILDING STYLE (1. Conv. 2. Ranch 3. R. Ranch 4. Cape 5. Garrison 8. Split Lev. 7. Contemp. 8. Log 9. Other)	2	S/F BSMT LIVING	500
		FIN BSMT GRADE	3
			100
DWELLING UNITS		HEAT TYPE (1. HW BB 2. HW Cl 3. HW Radiant 4. Steam 5. FWA 6. Grav. WA 7. Electric 8. Units 9. No Heat)	1 %
OTHER UNITS			
STORIES (1. One 2. Two 3. Three 4. 1 1/2 5. 1 3/4 6. 2 1/2)	1	COOL TYPE (1. Central 9. None)	9 %
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)	2
		BATH(S) STYLE (1. Good 2. Typical 3. Old Style 4. Obsolete)	2
ROOF SURFACE (1. Asphalt 2. Slate 3. Metal 4. Comp. 5. Wood 6. Other)	1	# ROOMS	
		# BEDROOMS	3
		#FULL BATHS	1
S/F MASONERY TRIM		# HALF BATHS	
		# ADDN FIXTURES	
YEAR BUILT	1989	# FIREPLACES	0
YEAR REMODELED		# HEARTHS	
FOUNDATION (1. Conc. 2. C Blk 3. Br./Stone 4. Wood 5. Slab 6. Piers)	1	LAYOUT (1. Typical 2. In adeq.)	1
BASEMENT (1. 1/4 2. 1/2 3. 3/4 4. Full 5 Crawl 6. None)	4	ATTIC (1. 1/4 Fin 2. 1/2 Fin. 3. 3/4 Fin. 4. Full Fin. 5. Fl/Stairs 9. None)	9
		INT COMP TO EXIT + = -	
BSMT GAR # CARS	0	INSPECTED BY	RAK
WET BASEMENT (1. Dry 2. Damp 3. Wet 9. None)	1	DATE INSPECTED	7-13-05

INSULATION (1. Full 2. Heavy 3. Capped 4. Minimal 9. None)	1		
UNFINISHED %	%		
GRADE & FACTOR (1. E 2. D 3. C 4. B 5. A 6. AA)	110	3+	
SQ. FOOTAGE	960		
CONDITION (1. Poor 2. Fair 3. Avg - 4 Avg. 5. Avg + 6. Good 7. V Good 8. Exc.)	5 %		
PHYS. % GOOD	%		
FUNCT. % GOOD	%		
FUNCT. CODE (1. Incomp. 2. Overbuilt 3. Delap. 4. Small Size 5. CDU 6. Style 7. Layout 8. Other 9. None)	9		
ECON. % GOOD	%		
ECON. CODE (1. Location 2. Encroach 3. Services 9. None)	9		
ENTRANCE CODE (1. Inspct. 2. Refused 3. Vacant 5. Estim. 3. Info Only)	5		
INFO. CODE (1. Owner 2. Relative 3. Tenant 2. Refused 4. Agent 5. Estimate 6. Other 5. Estim.)	5		



ADDITIONS, OUTBUILDINGS & IMPROVEMENTS

	TYPE	YEAR	UNITS	GRADE	COND	PERCENT GOOD Phys.	PERCENT GOOD Funct.
1S	001	1989	0960			%	%
DK	065		0192			%	%
						%	%
						%	%
						%	%
0 Shed	024		0048			%	%
						%	%
						%	%
						%	%
						%	%
						%	%

NOTES:

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

PHOTO