MAP LOT ACCOUNT NO. 02825 ADDRESS **TOWN OF WATERBORO, MAINE** CARD NO. OF

043-806

NELSON BENJAMIN M & MELANIE G
488 NEW DAM ROAD
B 13053 P 159

PROPERTY DATA

NEIGHBORHOOD CODE

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

SECONDARY ZONE

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

UTILITIES
1. All Public 5. Dug Well
2. Public Water 6. Septic
3. Public Sewer 7. Cess Pool
4. Drilled Well 9. No Utilities

STREET
1. Paved 4. Proposed
2. Semi-Improved
3. Gravel 9. No Street

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

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		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	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

No./Date	Description	Date Insp.

NOTES:

TOWN OF WATERBORO, MAINE

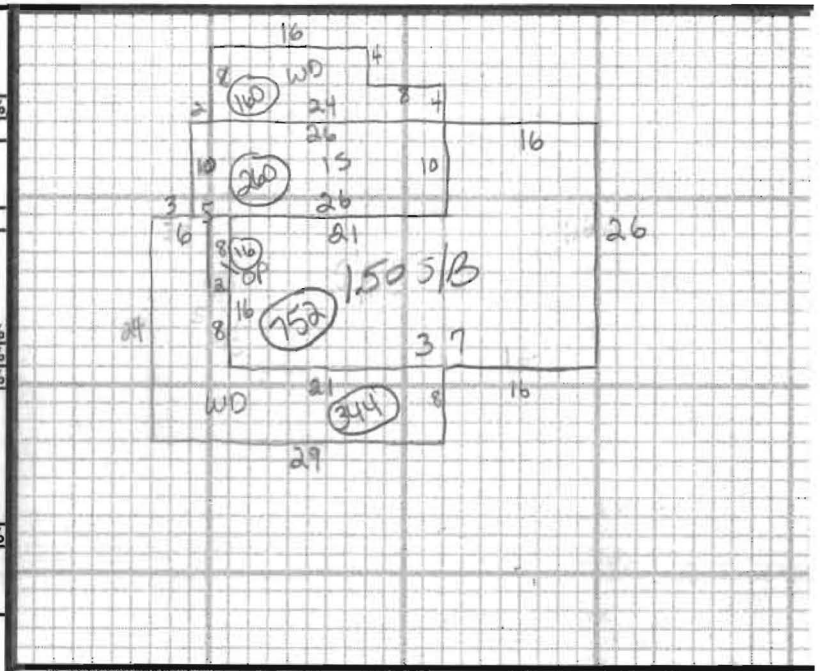
8E

BUILDING RECORD

MAP	LOT	ACCOUNT NO.	ADDRESS	CARD NO.	OF

BUILDING STYLE	7	**S/F BSMT LIVING**	
1. Conv. 6. Split Lev.		**FIN BSMT GRADE**	
2. Ranch 7. Contemp.			
3. R. Ranch 8. Log		**HEAT TYPE**	5
4. Cape 9. Other		1. HW BB 6. Grav. WA	
5. Garrison		2. HW CI 7. Electric	
DWELLING UNITS		3. HW Radiant 8. Units	
OTHER UNITS		4. Steam 9. No Heat	
STORIES	4	5. FWA	100 %
1. One 4. 1 1/2		**COOL TYPE**	
2. Two 5. 1 3/4		1. Central 9. None	9 %
3. Three 6. 2 1/2			
EXTERIOR WALLS	1	**KITCHEN STYLE**	2
1. Clapboard 6. BR./Stone		1. Good 3. Old Style	
2. WD.SH. 7. Novelty		2. Typical 4. Obsolete	
3. Comp. 8. AL/Vinyl		**BATH(S) STYLE**	2
4. ASB/ASP 9. Other		1. Good 3. Old Style	
5. T1-11		2. Typical 4. Obsolete	
ROOF SURFACE	1	**# ROOMS**	6
1. Asphalt 4. Comp.		**# BEDROOMS**	3
2. Slate 5. Wood		**#FULL BATHS**	1
3. Metal 6. Other		**# HALF BATHS**	1
S/F MASONERY TRIM		**# ADDN FIXTURES**	
YEAR BUILT	1979	**# FIREPLACES**	1
YEAR REMODELED		**# HEARTHS**	
FOUNDATION		**LAYOUT**	1
1. Conc. 4. Wood	1	1. Typical 2. In adeq.	
2. C Blk 5. Slab		**ATTIC**	9
3. Br./Stone 6. Piers		1. 1/4 Fin 4. Full Fin.	
BASEMENT	4	2. 1/2 Fin. 5. Fl/Stairs	
1. 1/4 3. 3/4 5 Crawl		3. 3/4 Fin. 9. None	
2. 1/2 4. Full 6. None		**INT COMP TO EXIT + = -**	
BSMT GAR # CARS		**INSPECTED BY**	KSH
WET BASEMENT	1		
1. Dry 3. Wet		**DATE INSPECTED**	6/20/05
2. Damp 9. None			

INSULATION	1
1. Full 4. Minimal	
2. Heavy 9. None	
3. Capped	
UNFINISHED %	%
GRADE & FACTOR	110
1. E 4. B	3+
2. D 5. A	
3. C 6. AA	
SQ. FOOTAGE	
CONDITION	4
1. Poor 5, Avg +	
2. Fair 6. Good	
3. Avg - 7. V Good	
4 Avg. 8. Exc.	%
PHYS. % GOOD	100 %
FUNCT. % GOOD	100 %
FUNCT. CODE	9
1. Incomp. 5. CDU	
2. Overbuilt 6. Style	
3. Delap. 7. Layout	
4. Small Size 8. Other	
9. None	
ECON. % GOOD	100 %
ECON. CODE	
1. Location 3. Services	
2. Encroach 9. None	
ENTRANCE CODE	5
1. Inspct. 3. Vacant	
2. Refused 5. Estim.	
3. Info Only	
INFO. CODE	5
1. Owner 4. Agent	
2. Relative 5. Estimate	
3. Tenant 6. Other	
2. Refused 5. Estim.	



ADDITIONS, OUTBUILDINGS & IMPROVEMENTS

	TYPE	YEAR	UNITS	GRADE	COND	PERCENT GOOD Phys.	PERCENT GOOD Funct.
1.50F	4		752			%	%
1S	1		260			%	%
OP	21		16			%	%
WD	68		344			%	%
WD	68		160			%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%

NOTES: new windows / gas FP

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