MAP LOT 479 ACCOUNT NO. 3110 ADDRESS TOWN OF WATERBORO, MAINE CARD NO. OF

044-00A-479

CHOINIERE ROBERT G & MARY E
23 LAZY BROOK LANE
B 11593 P 38

## PROPERTY DATA

| | |
|---|---|
| NEIGHBORHOOD CODE | 02 |
| STREET CODE | |
| | |
| | |
| LAND USE<br>11. Residential<br>21. Village<br>22. Village/Res.<br>31. Agricultural/Res.<br>33. Forest/Agri.<br>40. Conservation<br>45. General Purpose<br>48. Shoreland<br>49. Resource Protection | 47 |
| SECONDARY ZONE | |
| TOPOGRAPHY<br>1. Level 5. Low<br>2. Rolling 6. Swampy<br>3. Above St. 7. Steep<br>4. Below St. 8. | Paved<br>03 |
| UTILITIES<br>1. All Public 5. Dug Well<br>2. Public Water 6. Septic<br>3. Public Sewer 7. Cess Pool<br>4. Drilled Well 9. No Utilities | 09 |
| STREET<br>1. Paved 4. Proposed<br>2. Semi-Improved<br>3. Gravel 9. No Street | 3 |
| | |
| | |
| **SALE DATA** | |
| DATE(MM/YY) | / |
| PRICE | , , |
| SALE TYPE<br>1. Land 4. Mobile Home<br>2. Land & Bldg.<br>3. Building Only 5. Other | |
| FINANCING<br>1. Conv. 5. Private<br>2. FHA/VA 6. Cash<br>3. Assumed 7. FMHA<br>4. Seller 9. Unknown | |
| VERIFIED<br>1. Buyer 6. MLS<br>2. Seller 7. Family<br>3. Lender 8. Other<br>4. Agent 9. Confid.<br>5. Record | |
| VALIDITY<br>1. Valid 5. Partial<br>2. Related 6. Exempt<br>3. Distress 7. Changed<br>4. Split 8. Other | |

| BOOK | PAGE | DATE | CONSIDERATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## ASSESSMENT RECORD

| YEAR | LAND | BUILDINGS | EXEMPT | TOTAL |
|---|---|---|---|---|
| 02 | 18100 | 59100 | | 77200 |
| | | | | |
| | | | | |
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| No./Date | Description | Date Insp. |
|---|---|---|
| | | |
| | | |
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| | | |

NOTES:

## LAND DATA

| | TYPE | EFFECTIVE Frontage | EFFECTIVE Depth | INFLUENCE Factor | INFLUENCE Code |
|---|---|---|---|---|---|
| **FRONT FOOT**<br>11. Regular Lot<br>12. Delta Triangle<br>13. Nabla Triangle<br>14. Rear Land<br>15. | | | | % | |
| **SQUARE FOOT**<br>16. Regular Lot<br>17. Secondary<br>18. Excess Land<br>19. Condo.<br>20. | | SQUARE FEET | | % | |
| **FRACT. ACRE**<br>21. Homesite<br>22. Baselot<br>23.<br>**ACRES**<br>24. Homesite<br>25. Baselot<br>26. Secondary<br>27. Frontage<br>28. Rear 1<br>29. Rear 2<br>30. Rear 3<br>31. Tillable<br>32. Pasture<br>33. Orchard | Total | ACREAGE/SITES | .6 | % | |

**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

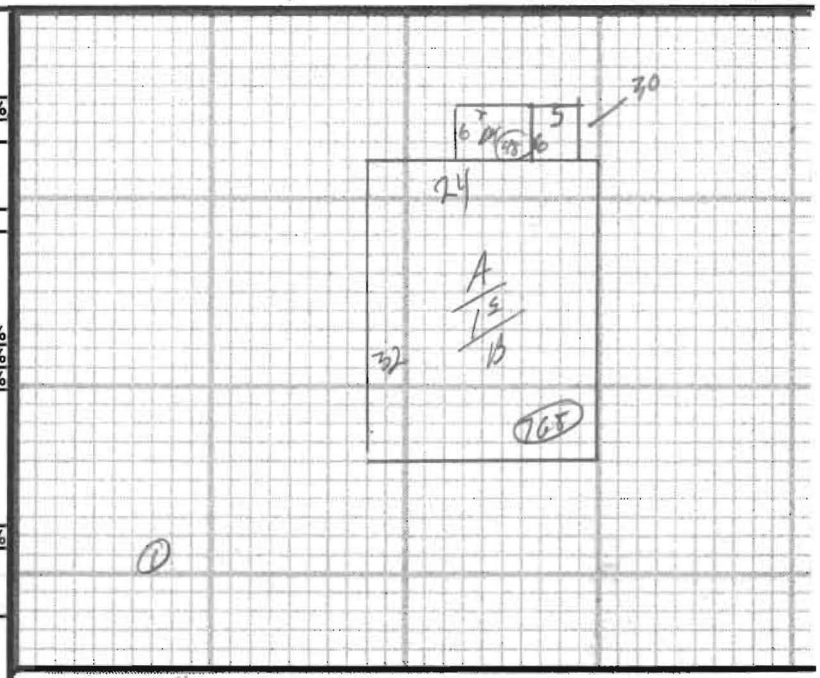
TOWN OF WATERBORO, MAINE

# BUILDING RECORD

MAP 44 LOT A479 ACCOUNT NO. 3118 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) | 4 | S/F BSMT LIVING | 0 |
| | | FIN BSMT GRADE | |
| | | 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) | 1 % |
| DWELLING UNITS | | | |
| 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) | 8 | 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 | 2 |
| | | #FULL BATHS | 1 |
| S/F MASONERY TRIM | | # HALF BATHS | 1 |
| | | # 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 |
| | | ATTIC (1. 1/4 Fin 2. 1/2 Fin. 3. 3/4 Fin. 4. Full Fin. 5. Fl/Stairs 9. None) | 4 |
| BASEMENT (1. 1/4 2. 1/2 3. 3/4 4. Full 5 Crawl 6. None) | 4 | | |
| | | INT COMP TO EXIT + = - | |
| BSMT GAR # CARS | 0 | INSPECTED BY | RAK |
| WET BASEMENT (1. Dry 2. Damp 3. Wet 9. None) | 1 | DATE INSPECTED | 8-26-05 |

| | | | |
|---|---|---|---|
| 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) | 3+ | | |
| SQ. FOOTAGE | 0768 | | |
| 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) | 1 | | |
| INFO. CODE (1. Owner 2. Relative 3. Tenant 2. Refused 4. Agent 5. Estimate 6. Other 5. Estim.) | 1 | | |

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## ADDITIONS, OUTBUILDINGS & IMPROVEMENTS

| | TYPE | YEAR | UNITS | GRADE | COND | PERCENT GOOD Phys. | PERCENT GOOD Funct. |
|---|---|---|---|---|---|---|---|
| 1S | 001 | 1989 | 0768 | | | % | % |
| EP | 023 | | 0030 | | | % | % |
| DK | 068 | | 0048 | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| ① GAR | 083 | | 0576 | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |

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. Attalc
**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