

MAP LOT

ACCOUNT NO. 3513 ADDRESS

TOWN OF WATERBORO, MAINE

CARD NO. OF

045-001-747

SPERO JAMES G. & KAREN
156 FAIRVIEW DRIVE
B 12761 P 41

045-001-747

MANUCCI RONALD H & MARY RIZZOTO
156 FAIRVIEW DRIVE
06/01/2004 \$187,000

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

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SECONDARY ZONE

TOPOGRAPHY

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

UTILITIES

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

STREET

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

3

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

		06/01/04	\$187,000

ASSESSMENT RECORD

YEAR	LAND	BUILDINGS	EXEMPT	TOTAL

LAND DATA

	TYPE	EFFECTIVE		INFLUENCE		INFLUENCE CODES
		Frontage	Depth	Factor	Code	
FRONT FOOT						
11. Regular Lot		120	150	%		1=Vacancy
12. Delta Triangle				%		2=Excess Frontage
13. Nabl Triangle				%		3=Topography
14. Rear Land				%		4=Size/Shape
15.				%		5=Access
				%		6=Restrictions
				%		7=Corner
				%		8=Environment
				%		9=Fractional Share
SQUARE FOOT						
16. Regular Lot				%		ACRES (cont.)
17. Secondary				%		34. Softwood (F&O)
18. Excess Land				%		35. Mixed Wood (F&O)
19. Condo.				%		36. Hardwood (F&O)
20.				%		37. Softwood (T.G.)
				%		38. Mixed Wood (T.G.)
				%		39. Hardwood (T.G.)
FRACT. ACRE						40. Waste
21. Homesite				%		41. Gravel Pit
22. Baselot				%		SITE
23.				%		42. Moho Site
				%		43. Condo Site
ACRES						44. Lot Improvements
24. Homesite				%		
25. Baselot				%		
26. Secondary				%		
27. Frontage				%		
28. Rear 1				%		
29. Rear 2				%		
30. Rear 3				%		
31. Tillable				%		
32. Pasture				%		
33. Orchard				%		
Total						

No./Date	Description	Date Insp.

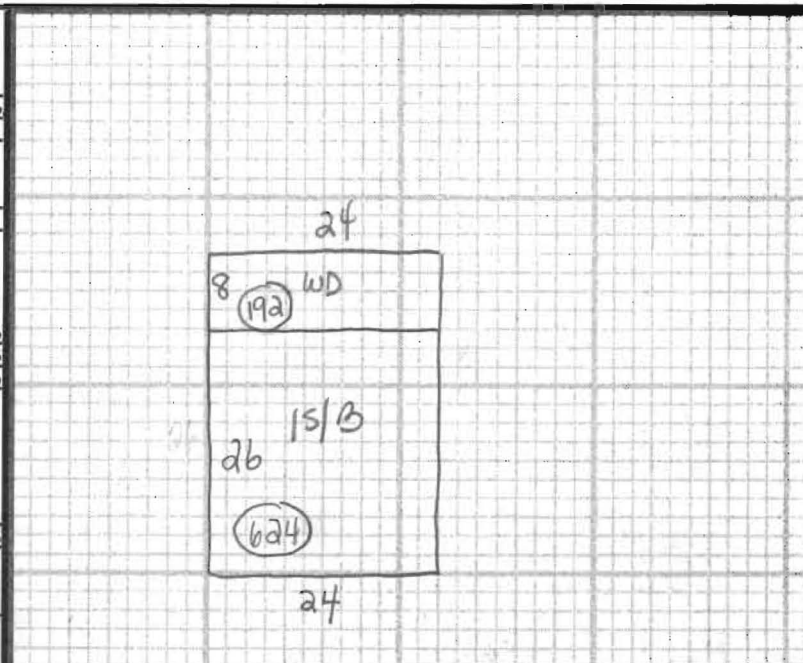
NOTES:

13B

BUILDING RECORD

MAP 45 LOT 1747 ACCOUNT NO. 3513 ADDRESS CARD NO. OF

BUILDING STYLE	2	S/F BSMT LIVING	156	INSULATION	1
1. Conv. 6. Split Lev.		FIN BSMT GRADE	3	1. Full 4. Minimal	
2. Ranch 7. Contemp.		HEAT TYPE	7	2. Heavy 9. None	
3. R. Ranch 8. Log		1. HW BB 6. Grav. WA		3. Capped	
4. Cape 9. Other		2. HW CI 7. Electric		UNFINISHED %	%
5. Garrison		3. HW Radlant 8. Units		GRADE & FACTOR	
DWELLING UNITS		4. Steam 9. No Heat		1. E 4. B	3
OTHER UNITS		5. FWA	100 %	2. D 5. A	
STORIES	1	COOL TYPE	9 %	3. C 6. AA	
1. One 4. 1 1/2		1. Central 9. None		SQ. FOOTAGE	
2. Two 5. 1 3/4		KITCHEN STYLE	2	CONDITION	6
3. Three 6. 2 1/2		1. Good 3. Old Style		1. Poor 5. Avg +	
EXTERIOR WALLS	8	2. Typical 4. Obsolete		2. Fair 6. Good	
1. Clapboard 6. BR./Stone		BATH(S) STYLE	2	3. Avg - 7. V Good	100 %
2. WD.SH. 7. Novelty		1. Good 3. Old Style		4. Avg. 8. Exc.	%
3. Comp. 8. AL/Vinyl		2. Typical 4. Obsolete		PHYS. % GOOD	100 %
4. ASB/ASP 9. Other		# ROOMS	2	FUNCT. % GOOD	100 %
5. T1-11		# BEDROOMS	2	FUNCT. CODE	
ROOF SURFACE	1	# FULL BATHS	1	1. Incomp. 5. CDU	
1. Asphalt 4. Comp.		# HALF BATHS	1	2. Overbuilt 6. Style	
2. Slate 5. Wood		# ADDN FIXTURES		3. Delap. 7. Layout	
3. Metal 6. Other		# FIREPLACES		4. Small Size 8. Other	
S/F MASONRY TRIM		# HEARTHES		9. None	
YEAR BUILT	1975	LAYOUT	1	ECON. % GOOD	%
YEAR REMODELED		1. Typical 2. In adeq.		ECON. CODE	lake
FOUNDATION	1	ATTIC	9	ENTRANCE CODE	5
1. Conc. 4. Wood		1. 1/4 Fin 4. Full Fin.		1. Inspct. 3. Vacant	
2. C Blk 5. Slab		2. 1/2 Fin. 5. Fl/Stairs		2. Refused 5. Estim.	
3. Br./Stone 6. Piers		3. 3/4 Fin. 9. None		3. Info Only	
BASEMENT	4	INT COMP TO EXIT + = -		INFO. CODE	5
1. 1/4 3. 3/4 5. Crawl		INSPECTED BY	KSH	1. Owner 4. Agent	
2. 1/2 4. Full 6. None		DATE INSPECTED	7/2/05	2. Relative 5. Estimate	
BSMT GAR # CARS				3. Tenant 6. Other	
WET BASEMENT	1			2. Refused 5. Estim.	
1. Dry 3. Wet					
2. Damp 9. None					



ADDITIONS, OUTBUILDINGS & IMPROVEMENTS

	TYPE	YEAR	UNITS	GRADE	COND	PERCENT GOOD		CODES
						Phys.	Funct.	
15/3	1		624			%	%	1. 1S Fr.
WD	68		192			%	%	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. 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: