

052-015

SNYDER RUTH & STEPHEN  
43 PHEASANT RUN RD  
B 4235 P 125

052-015

DESCOTEAUX NORMAN R & LISA M  
43 PHEASANT RUN ROAD  
08/31/2006 \$242,000

PROPERTY DATA	
NEIGHBORHOOD CODE	<u>30</u>
STREET CODE	<u>   </u>
LAND USE	<u>31</u>
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	<u>Landscaping</u>
TOPOGRAPHY	<u>Paved 2</u>
1. Level 5. Low 2. Rolling 6. Swampy 3. Above St. 7. Steep 4. Below St. 8.	
UTILITIES	<u>9</u>
1. All Public 5. Dug Well 2. Public Water 6. Septic 3. Public Sewer 7. Cess Pool 4. Drilled Well 9. No Utilities	
STREET	<u>3</u>
1. Paved 4. Proposed 2. Semi-Improved 3. Gravel 9. No Street	

BOOK	PAGE	DATE	CONSIDERATION
		<u>8/31/06</u>	<u>242,000</u>

ASSESSMENT RECORD				
YEAR	LAND	BUILDINGS	EXEMPT	TOTAL
<u>02</u>	<u>22500</u>	<u>73100</u>		<u>95600</u>

LAND DATA						
FRONT FOOT	TYPE	EFFECTIVE		INFLUENCE		INFLUENCE CODES
		Frontage	Depth	Factor	Code	
11. Regular Lot				---	%	1=Vacancy
12. Delta Triangle				---	%	2=Excess Frontage
13. Nabla Triangle				---	%	3=Topography
14. Rear Land				---	%	4=Size/Shape
15.				---	%	5=Access
				---	%	6=Restrictions
				---	%	7=Corner
				---	%	8=Environment
				---	%	9=Fractional Share
SQUARE FOOT	SQUARE FEET					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
16. Regular Lot			---	%		
17. Secondary			---	%		
18. Excess Land			---	%		
19. Condo. 20.			---	%		
FRACT. ACRE	ACREAGE/SITES					SITE 42. Moho Site 43. Condo Site 44. Lot Improvements
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				<u>0.96</u>		

No./Date	Description	Date Insp.

SALE DATA	
DATE(MM/YY)	<u>   /   /   </u>
PRICE	<u>   /   /   </u>
SALE TYPE	<u>   </u>
1. Land 4. Mobile 2. Land & Bldg. Home 3. Building Only 5. Other	
FINANCING	<u>   </u>
1. Conv. 5. Private 2. FHA/VA 6. Cash 3. Assumed 7. FMHA 4. Seller 9. Unknown	
VERIFIED	<u>   </u>
1. Buyer 6. MLS 2. Seller 7. Family 3. Lender 8. Other 4. Agent 9. Confid. 5. Record	
VALIDITY	<u>   </u>
1. Valid 5. Partial 2. Related 6. Exempt 3. Distress 7. Changed 4. Split 8. Other	

NOTES:

TOWN OF WATERBORO, MAINE

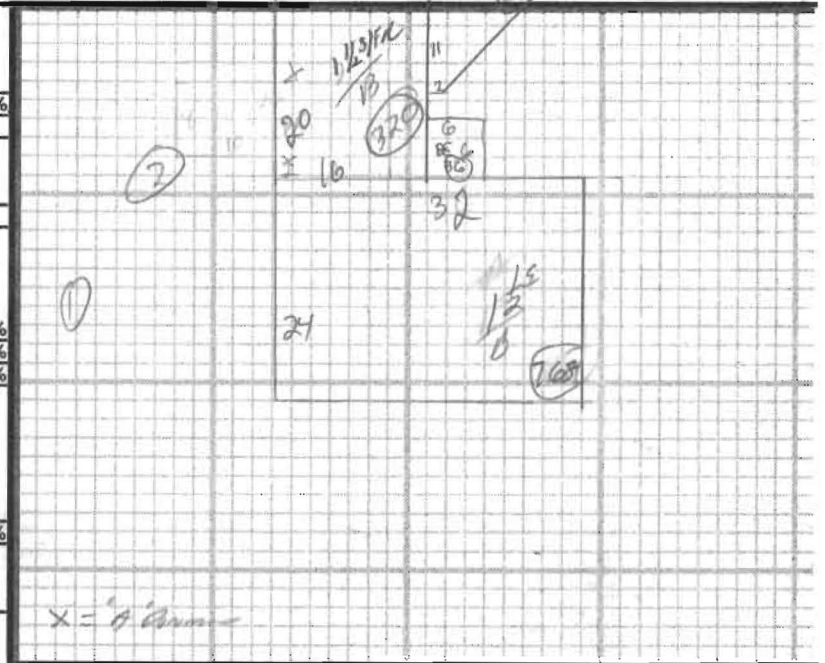
MAP 52 LOT 15

ACCOUNT NO.

BUILDING RECORD ADDRESS

CARD NO. OF

<b>BUILDING STYLE</b>		<b>S/F BSMT LIVING</b>		<b>INSULATION</b>		
1. Conv. 6. Split Lev.	4	<b>FIN BSMT GRADE</b>	0	1. Full 4. Minimal	1	
2. Ranch 7. Contemp.				2. Heavy 9. None		
3. R. Ranch 8. Log				3. Capped		
4. Cape 9. Other				<b>UNFINISHED %</b>		
5. Garrison				<b>GRADE &amp; FACTOR</b>		100
<b>DWELLING UNITS</b>			1	1. E 4. B		
<b>OTHER UNITS</b>				2. D 5. A	3	
<b>STORIES</b>	4	<b>5. FWA</b>	%	3. C 6. AA		
1. One 4. 1 1/2				<b>SQ. FOOTAGE</b>	767	
2. Two 5. 1 3/4		<b>COOL TYPE</b>		<b>CONDITION</b>	5	
3. Three 6. 2 1/2		1. Central 9. None	9 %	1. Poor 5. Avg +		
<b>EXTERIOR WALLS</b>	1	<b>KITCHEN STYLE</b>		2. Fair 6. Good		
1. Clapboard 6. BR./Stone				3. Avg - 7. V Good		
2. WD.SH. 7. Novelty				4. Avg. 8. Exc.	%	
3. Comp. 8. AL/Vinyl		<b>BATH(S) STYLE</b>		<b>PHYS. % GOOD</b>	%	
4. ASB/ASP 9. Other		1. Good 3. Old Style	2	<b>FUNCT. % GOOD</b>	%	
5. T1-11		2. Typical 4. Obsolete	2	<b>FUNCT. CODE</b>		
<b>ROOF SURFACE</b>	1	<b># ROOMS</b>		1. Incomp. 5. CDU	9	
1. Asphalt 4. Comp.		<b># BEDROOMS</b>	4	2. Overbuilt 6. Style		
2. Slate 5. Wood		<b># FULL BATHS</b>	2	3. Delap. 7. Layout		
3. Metal 6. Other		<b># HALF BATHS</b>	1	4. Small Size 8. Other		
<b>S/F MASONRY TRIM</b>		<b># ADDN FIXTURES</b>		9. None		
<b>YEAR BUILT</b>	1973	<b># FIREPLACES</b>		<b>ECON. % GOOD</b>	%	
<b>YEAR REMODELED</b>	1992	<b># HEARTHES</b>		<b>ECON. CODE</b>	9	
<b>FOUNDATION</b>		<b>LAYOUT</b>	1	1. Location 3. Services		
1. Conc. 4. Wood		1. Typical 2. In adeg.		2. Encroach 9. None		
2. C Blk 5. Stab		<b>ATTIC</b>		<b>ENTRANCE CODE</b>	5	
3. Br./Stone 6. Piers		1. 1/4 Fin 4. Full Fin.	9	1. Inspect. 3. Vacant		
<b>BASEMENT</b>	4	2. 1/2 Fin. 5. Fl/Stairs		2. Refused 5. Estim.		
1. 1/4 3. 3/4 5. Crawl			3. 3/4 Fin. 9. None		3. Info Only	
2. 1/2 4. Full 6. None		<b>INT COMP TO EXIT + - -</b>		<b>INFO. CODE</b>	5	
<b>BSMT GAR # CARS</b>	0	<b>INSPECTED BY</b>	RAK	1. Owner 4. Agent		
<b>WET BASEMENT</b>	1	<b>DATE INSPECTED</b>	10-5-05	2. Relative 5. Estimate		
1. Dry 3. Wet				3. Tenant 6. Other		
2. Damp 9. None				2. Refused 5. Estim.		



ADDITIONS, OUTBUILDINGS & IMPROVEMENTS						PERCENT GOOD		CODES
TYPE	YEAR	UNITS	GRADE	COND	Phys.	Funct.		
1 1/2	004	1975	0768				1. 1S Fr.	
1 1/2	004	1992	320	3+	2		2. 2S Fr.	
EFP	022		36				3. 3S Fr.	
DK	68		202				4. 1 1/2S Fr.	
FRONT	027	1992	320	3+	2		5. 1 3/4S Fr.	
Shed	024		78				6. 2 1/2S Fr.	
GAR	023		0576				<b>Add 10 for Bsmt</b>	
Pool	068		300				21. OFP	
Shed	024		48				22. EFP	
							23. Garage	
							24. Shed	
							25. Bay Window	
							26. Overhang	
							27. Unf. Bsmt	
							28. Unf. Attic	
							29. Fin. Attic	
							<b>Add 20 for 2 Story</b>	
							61. Carport	
							62. Patio	
							63. Swimming Pool	
							64. Tennis Court	
							65. Stable w/loft	
							66. Greenhouse	
							67. Natatorium	
							68. Wood Deck	
							69. Jacuzzi	

NOTES: 25/100 - 1992 A.C. Root N.V.

PHOTO