

SYLVAIN JOHN L
SYLVAIN, JENNIFER R
17 WOODLAND DR
WATERBORO ME 04087

B13122P55

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																																
Neighborhood 57 WOODLAND RD			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																												
Tree Growth Year 0			2012	67,100	220,900	10,000	278,000																																																																																																																																																																																																												
1ST MORTGAGE 0			2013	67,100	220,900	10,000	278,000																																																																																																																																																																																																												
2ND MORTGAGE 0			2014	67,100	220,900	10,000	278,000																																																																																																																																																																																																												
Zone/Land Use 31 Agricultural/Residential			2015	67,100	220,900	10,000	278,000																																																																																																																																																																																																												
Secondary Zone			2016	57,000	218,700	15,000	260,700																																																																																																																																																																																																												
Topography 1 Level			2017	57,000	218,700	15,000	260,700																																																																																																																																																																																																												
1.Level 4.Below St 7.Steep			2018	57,000	218,700	20,000	255,700																																																																																																																																																																																																												
2.Rolling 5.Low 8.Wet			2019	57,000	218,700	20,000	255,700																																																																																																																																																																																																												
3.Above St 6.Swampy 9.Lev/Roll			2020	57,000	219,800	20,000	256,800																																																																																																																																																																																																												
Utilities 9 No Water/No Sewer			2021	62,700	219,800	24,500	258,000																																																																																																																																																																																																												
1.Public 4.Improve 7.Improve			2022	68,400	241,800	25,000	285,200																																																																																																																																																																																																												
2.Water 5.Improve 8.			2023	75,300	268,200	25,000	318,500																																																																																																																																																																																																												
3.Sewer 6.Improve 9.None			2024	84,400	302,800	25,000	362,200																																																																																																																																																																																																												
Street 1 Paved			2025	103,200	397,400	25,000	475,600																																																																																																																																																																																																												
1.Paved 4.Proposed 7.ROW			<table border="1"> <thead> <tr> <th colspan="4">Land Data</th> </tr> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>11.Ossipee WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>1.Unimproved</td> </tr> <tr> <td>12.Arrowhead WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>2.Excess Ftg /De</td> </tr> <tr> <td>13.Waterfront</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>3.Topography</td> </tr> <tr> <td>14.Rear Land</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>4.Size/Shape</td> </tr> <tr> <td>15.Misc</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>5.Access or Rear</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>6.Restriction</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>7.Open Space</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>8.View/Environ</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>9.Fract Share</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>Acres</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>30.Rear (201+)</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>31.Tillable/Horti</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>32.Pasture</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>33.Orchard</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>34.Frontage</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>35.Triangular Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>36.Commercial</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>37.Softwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>38.Mixed Wood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>39.Hardwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>40.Wasteland</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>41.Gravel Pit (Ac</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>42.Mobile Home Si</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>43.Condo Site</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>44.Utility ROW</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>45.Camp Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>46.Site Improve</td> </tr> </tbody> </table>					Land Data				Front Foot	Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code	11.Ossipee WF				%		1.Unimproved	12.Arrowhead WF				%		2.Excess Ftg /De	13.Waterfront				%		3.Topography	14.Rear Land				%		4.Size/Shape	15.Misc				%		5.Access or Rear					%		6.Restriction					%		7.Open Space					%		8.View/Environ					%		9.Fract Share					%		Acres					%		30.Rear (201+)					%		31.Tillable/Horti					%		32.Pasture					%		33.Orchard					%		34.Frontage					%		35.Triangular Lot					%		36.Commercial					%		37.Softwood					%		38.Mixed Wood					%		39.Hardwood					%		40.Wasteland					%		41.Gravel Pit (Ac					%		42.Mobile Home Si					%		43.Condo Site					%		44.Utility ROW					%		45.Camp Lot					%		46.Site Improve
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Waterboro

Map Lot 002-009-012A

Account 4418

Location 17 WOODLAND DRIVE

Card 1

Of 1

9/25/2024

Building Style	2 Ranch			SF Bsmt Living	0	Layout	1 Typical		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	0 0	1.Typical	4.	7.	
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL	0	2.Inadeq	5.	8.	
3.R Ranch	7.Contemp/	11.Condo		Heat Type	100% 1 Hot Water BB	3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat			
Dwelling Units	1			2.HWCI	6.GravWA	10.			
Other Units	1			3.HWRAD	7.Electric	11.			
Stories	1 One Story			4.Steam	8.F/WallM	12.			
1.1	4.1.50	7.1.25		Cool Type	0% 9 None			Insulation	1 Full
2.2	5.1.75	8.		1.Refrig	4.W&C Air	7.			
3.3	6.2.50	9.		2.Evapor	5.	8.			
Exterior Walls	8 Aluminum/Vinyl			3.H Pump	6.	9.None			
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	2 Typical			Unfinished %	0%
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.			
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.			
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None			
Roof Surface	1 Asphalt Shingles			Bath(s) Style	2 Typical Bath(s)			Grade & Factor	4 Good 100%
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.			
2.Slate	5.Wood	8.		2.Typical	5.	8.			
3.Metal	6.Other	9.		3.Old Type	6.	9.None			
SF Masonry Trim	0			# Rooms	4			1.Poor	4.Avg
OPEN-3-	0			# Bedrooms	3			2.Fair	5.Avg+
OPEN-4-	0			# Full Baths	2			3.Avg-	6.Good
Year Built	2003			# Half Baths	1			Phys. % Good	0%
Year Remodeled	0			# Addn Fixtures	0			Funct. % Good	100%
Foundation	1 Concrete			# Fireplaces	0			Functional Code	9 None
1.Concrete	4.Wood	7.						1.Incomp	4.Small
2.C Block	5.Slab	8.						2.O-Built	5.CDU
3.Br/Stone	6.Prs/Post	9.						3.Damage	6.Style
Basement	4 Full Basement							Econ. % Good	100%
1.1/4 Bmt	4.Full Bmt	7.						Economic Code	None
2.1/2 Bmt	5.None	8.						0.None	3.Services
3.3/4 Bmt	6.	9.None						1.Location	4.Traffic
Bsmt Gar # Cars	0							2.Encroach	9.None
Wet Basement	1 Dry Basement							Entrance Code	0
1.Dry	4.	7.						1.Interior	4.Vacant
2.Damp	5.	8.						2.Refusal	5.Estimate
3.Wet	6.	9.						3.Informed	6.Office
								Information Code	0
								1.Owner	4.Agent
								2.Relative	5.Estimate
								3.Tenant	6.Other
									9.SNY



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	2003	156	0 0	0	0	0 %	0 %	1.One Story Fram
23 Frame Garage	2003	572	0 0	0	0	0 %	0 %	2.Two Story Fram
68 Wood Deck	0	216	0 0	0	0	0 %	0 %	3.Three Story Fr
24 Frame Shed	0	192	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
						%	%	5.1 & 3/4 Story
						%	%	6.2 & 1/2 Story
						%	%	21.Open Frame Por
						%	%	22.Encl Frame Por
						%	%	23.Frame Garage
						%	%	24.Frame Shed
						%	%	25.Frame Bay Wind
						%	%	26.1SFr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic

