

PATSTONE, WINDSOR J JR
 PATSTONE, CHERYL L
 9 WOODLAND DRIVE
 WATERBORO ME 04087

B14558P87 B16995P864 B18008P663

Previous Owner
 FRIEDLANDER EZRA P
 FRIEDLANDER, KATHERINE E
 9 WOODLAND DR
 WATERBORO ME 04087
 Sale Date: 7/31/2019

Previous Owner
 HUTCHINS MICHAEL F & ABBY E D
 C/O EZRA & KATHERINE FRIEDLANDER
 9 WOODLAND DR
 WATERBORO ME 04087
 Sale Date: 4/06/2015

Previous Owner
 WASINA RICHARD L II
 29 WOODLAND DRIVE
 WATERBORO ME 04087
 Sale Date: 8/08/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
16.0323 - add deck -ak

Waterboro

Property Data			Assessment Record						
Neighborhood 57 WOODLAND RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	66,000	293,700	10,000	349,700		
1ST MORTGAGE 0			2013	66,000	293,700	10,000	349,700		
2ND MORTGAGE 0			2014	66,000	293,700	10,000	349,700		
Zone/Land Use 31 Agricultural/Residential			2015	66,000	293,700	10,000	349,700		
Secondary Zone			2016	56,100	296,900	0	353,000		
Topography 1 Level			2017	56,100	296,900	0	353,000		
1.Level 4.Below St 7.Steep			2018	56,100	296,900	0	353,000		
2.Rolling 5.Low 8.Wet			2019	56,100	296,900	20,000	333,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	56,100	298,500	20,000	334,600		
Utilities 9 No Water/No Sewer			2021	61,700	298,500	24,500	335,700		
1.Public 4.Improve 7.Improve			2022	67,300	328,400	25,000	370,700		
2.Water 5.Improve 8.			2023	74,100	364,200	25,000	413,300		
3.Sewer 6.Improve 9.None			2024	83,100	409,000	25,000	467,100		
Street 1 Paved			2025	101,600	539,100	25,000	615,700		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date 7/31/2019			15.Misc			%		5.Access or Rear	
Price 393,000						%		6.Restriction	
Sale Type 2 Land & Buildings						%		7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		Acres	
Financing 9 Unknown			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		33.Orchard	
Validity 1 Arms Length Sale						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other				21	1.17	100	%	0	36.Commercial
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		37.Softwood	
Verified 5 Public Record			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			Total Acreage 1.17					46.Site Improve	

Waterboro

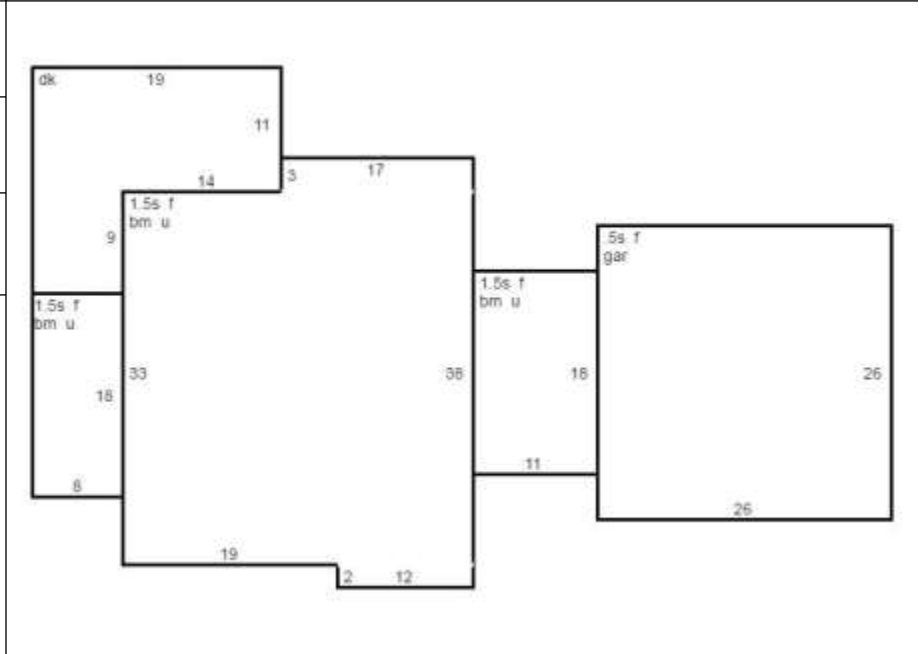
Map Lot 002-009-014A

Account 4420

Location 9 WOODLAND DRIVE

Card 1 Of 1 9/25/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100% 1 Hot Water BB	3.Not func
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units 1			2.HWCI	6.GravWA	10.
Other Units 0			3.HWRAD	7.Electric	11.
Stories 4 One & 1/2 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 2 Wood Shingle			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 7		SQFT (Footprint) 1049
OPEN-3- 0			# Bedrooms 3		Condition 8 Excellent
OPEN-4- 0			# Full Baths 1		1.Poor
Year Built 2006			# Half Baths 1		4.Avg
Year Remodeled 0			# Addn Fixtures 1		7.V G
Foundation 1 Concrete			# Fireplaces 1		2.Fair
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #00728f; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>		
2.C Block	5.Slab	8.			
3.Br/Stone	6.Prs/Post	9.			
Basement 4 Full Basement					
1.1/4 Bmt	4.Full Bmt	7.			
2.1/2 Bmt	5.None	8.			
3.3/4 Bmt	6.	9.None			
Bsmt Gar # Cars 0					
Wet Basement 1 Dry Basement					
1.Dry	4.	7.			
2.Damp	5.	8.			
3.Wet	6.	9.			



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
4 1 & 1/2 Story Fr	0	196	0 0	0	0	0 %	0 %	1.One Story Fram
27 Unfin Basement	0	196	0 0	0	0	0 %	0 %	2.Two Story Fram
4 1 & 1/2 Story Fr	0	144	0 0	0	0	0 %	0 %	3.Three Story Fr
27 Unfin Basement	0	144	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
48 1.50 Fr Gar w/fin	0	676	0 0	0	0	0 %	0 %	5.1 & 3/4 Story
68 Wood Deck	2016	314	0 0	0	0	0 %	0 %	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