

STERLING, HARRI
156 WEST ROAD
WATERBORO ME 04087

B12757P1 B14445P987 B18069P344 B19151P583

Previous Owner
STERLING, CHERYL D
156 WEST ROAD

WATERBORO ME 04087
Sale Date: 11/10/2022

Previous Owner
LIBBY APRIL R
156 WEST ROAD

WATERBORO ME 04087
Sale Date: 10/10/2019

Previous Owner
CHAPIN JEREMY W AND HILARY K
156 WEST ROAD

WATERBORO ME 04087
Sale Date: 4/29/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
05082019 entered deed information for April Libby - tb
23.0516 - changed to 2 unit, added 2 bedrooms, 1 bath per
real estate listing -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 59 WEST RD S			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	68,200	91,600	10,000	149,800		
1ST MORTGAGE 0			2013	68,200	91,600	10,000	149,800		
2ND MORTGAGE 0			2014	68,200	91,600	10,000	149,800		
Zone/Land Use 11 Residential			2015	68,200	91,600	10,000	149,800		
Secondary Zone			2016	57,500	94,500	15,000	137,000		
Topography 1 Level			2017	57,500	94,500	15,000	137,000		
1.Level 4.Below St 7.Steep			2018	57,500	94,500	20,000	132,000		
2.Rolling 5.Low 8.Wet			2019	57,500	94,500	20,000	132,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	57,500	94,500	20,000	132,000		
Utilities 9 No Water/No Sewer			2021	63,200	94,500	0	157,700		
1.Public 4.Improve 7.Improve			2022	68,900	104,000	25,000	147,900		
2.Water 5.Improve 8.			2023	75,800	115,300	25,000	166,100		
3.Sewer 6.Improve 9.None			2024	85,000	141,100	0	226,100		
Street 1 Paved			2025	94,800	230,600	25,000	300,400		
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	
Sale Date 11/10/2022			14.Rear Land			%		4.Size/Shape	
Price 250,000			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.						%		8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing 9 Unknown			17.Secondary Lot			%		Acres	
1.Convent 4.Seller 7.			18.Excess Land			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		32.Pasture	
Validity 1 Arms Length Sale						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				34.Frontage	
2.Related 5.Partial 8.Other				21	1.00	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	0.85	100	%	0	
Verified 5 Public Record			23.Non Conforming			%		35.Triangular Lot	
1.Buyer 4.Agent 7.Family			Acres			%		36.Commercial	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		37.Softwood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		38.Mixed Wood	
			26.Excess			%		39.Hardwood	
			27.Rear (1-100)			%		40.Wasteland	
			28.Rear (101-150)			%		41.Gravel Pit (Ac	
			29.Rear (151-200)			%		42.Mobile Home Si	
			Total Acreage		1.85			43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

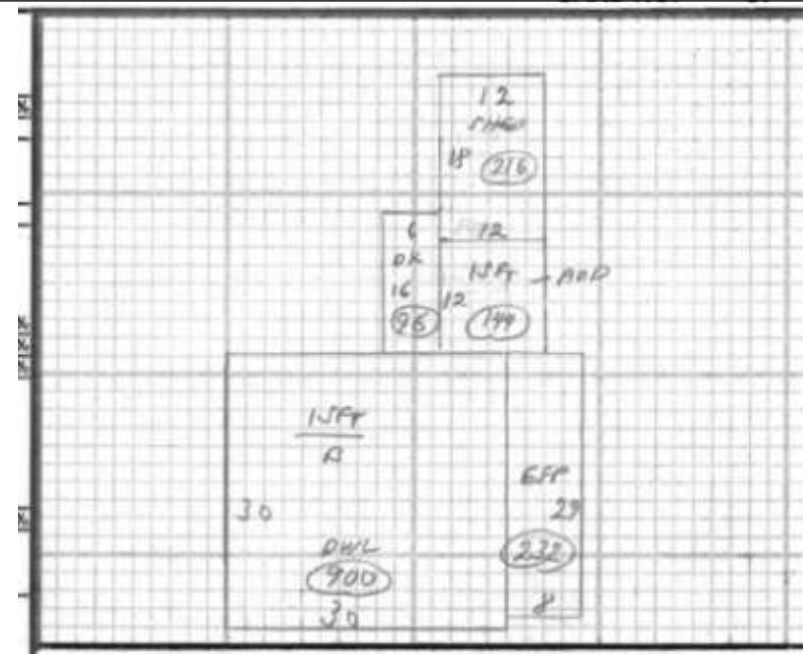
Map Lot 003-001

Account 151

Location 156 WEST ROAD

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	Attic	9 None			
Dwelling Units 2				2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.1/4 Unfi		
Other Units 0				3.HWRAD	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.		
Stories 1 One Story				4.Steam	8.FI/WallM	12.	3.3/4 Fin	6.1/2 Unfi	9.None		
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.	1.Full	4.Minimal	7.		
3.3	6.2.50	9.		2.Evapor	5.	8.	2.Heavy	5.Unk	8.		
Exterior Walls 4 Asbestos/Asphalt				3.H Pump	6.	9.None	3.Capped	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.	Grade & Factor	3 Average 100%			
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.	1.E Grade	4.B Grade	7.AAA Grad		
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.		
Roof Surface 1 Asphalt Shingles				Bath(s) Style	2 Typical Bath(s)			3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	SQFT (Footprint)	900			
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition	4 Average			
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G		
SF Masonry Trim 0				# Rooms	5			2.Fair	5.Avg+	8.Exc	
OPEN-3- 0				# Bedrooms	4			3.Avg-	6.Good	9.Same	
OPEN-4- 0				# Full Baths	2			Phys. % Good	0%		
Year Built 1919				# Half Baths	0			Funct. % Good	100%		
Year Remodeled 0				# Addn Fixtures	0			Functional Code	9 None		
Foundation 1 Concrete				# Fireplaces	0			1.Incomp	4.Small	7.Layout	
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				1.Owner	4.Agent	7.	1.Incomp	4.Small	7.Layout		
				2.Relative	5.Estimate	8.	2.O-Built	5.CDU	8.Other		
				3.Tenant	6.Other	9.SNY	3.Damage	6.Style	9.None		



Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
1 One Story Frame	0	144	0 0	0	0	% 100	%	1.One Story Fram	
22 Encl Frame Porch	0	232	0 0	0	0	% 100	%	2.Two Story Fram	
68 Wood Deck	0	96	0 0	0	0	% 100	%	3.Three Story Fr	
91 1S AD/GAR	2010	600	3 100	7	80	% 90	%	4.1 & 1/2 Story	
24 Frame Shed	0	216	0 0	0	0	% 100	%	5.1 & 3/4 Story	
9 Patio	2010	384	0 0	0	0	% 100	%	6.2 & 1/2 Story	
69 Hot tub #	2010	1	3 100	4	0	% 100	%	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	