

LAPIANA ANTHONY S
250 WEST ROAD
WATERBORO ME 04087

B10728P65 B15703P327 B15748P450 B16543P455

Previous Owner
MERRILL JACOB
250 WEST ROAD

WATERBORO ME 04087
Sale Date: 3/04/2013

Previous Owner
SMITH TROY & LAURIE
250 WEST ROAD

WATERBORO ME 04087
Sale Date: 4/04/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
17.1115 - changed m/l from 003-012T to 003-012, this parcel is not in tree growth -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 63 WEST RD MID			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	75,200	143,300	0	218,500		
1ST MORTGAGE 0			2013	75,200	143,300	0	218,500		
2ND MORTGAGE 0			2014	75,200	143,300	0	218,500		
Zone/Land Use 31 Agricultural/Residential			2015	75,200	143,300	0	218,500		
Secondary Zone			2016	63,100	143,300	0	206,400		
Topography 2 Rolling			2017	63,100	143,300	0	206,400		
1.Level 4.Below St 7.Steep			2018	63,100	143,300	0	206,400		
2.Rolling 5.Low 8.Wet			2019	63,100	143,300	0	206,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	63,100	143,300	0	206,400		
Utilities 9 No Water/No Sewer			2021	69,400	143,300	0	212,700		
1.Public 4.Improve 7.Improve			2022	75,700	157,600	25,000	208,300		
2.Water 5.Improve 8.			2023	83,300	174,800	25,000	233,100		
3.Sewer 6.Improve 9.None			2024	93,400	197,100	25,000	265,500		
Street 1 Paved			2025	110,900	258,600	25,000	344,500		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 3/04/2013			14.Rear Land				%		3.Topography
Price 157,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot		Square Feet				7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 1 Conventional			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 8 Other Non Valid							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreege/Sites				33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	2.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	3.70	100	%	0	35.Triangular Lot
Verified 1 Buyer			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreage		5.70				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 003-012


Account 222

Location 250 WEST ROAD

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	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% 5 Force Warm Air	3.Not func	6. 9.
4.Cape	8.Log 12.	1.HWBB	5.FWA 9.No Heat	Attic	9 None
Dwelling Units	1	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	4 One & 1/2 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	1 Wood Siding	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)	1140
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	6	2.Fair	5.Avg+ 8.Exc
OPEN-3-	0	# Bedrooms	3	3.Avg-	6.Good 9.Same
OPEN-4-	0	# Full Baths	1	Phys. % Good	0%
Year Built	1804	# Half Baths	0	Funct. % Good	100%
Year Remodeled	0	# Addn Fixtures	0	Functional Code	9 None
Foundation	3 Brick &/or Stone	# Fireplaces	1	1.Incomp	4.Small 7.Layout
1.Concrete	4.Wood 7.				
2.C Block	5.Slab 8.				
3.Br/Stone	6.Prs/Post 9.				
Basement	5 Crawl Space				
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.	2.Relative	5.Estimate 8.
		3.Tenant	6.Other 9.SNY		

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
2 Two Story Frame	0	480	0 0	0	0 %	0 %		1.One Story Fram
23 Frame Garage	0	676	0 0	0	0 %	0 %		2.Two Story Fram
24 Frame Shed	0	180	0 0	0	0 %	0 %		3.Three Story Fr
					%	%		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

