

DUNCAN CHRISTINE  
 DUNCAN, CHRISTOPHER D  
 265 AVERY RD  
 WATERBORO ME 04087

B14280P112 B15487P162 B15726P463 B16412P821

Previous Owner  
 TEDEROUS JOHN A JR & HEATHER K  
 265 AVERY RD  
 WATERBORO ME 04087  
 Sale Date: 9/14/2012

Previous Owner  
 BREMWALL BUILDERS LLC  
 C/O JOHN TEDEROUS  
 265 AVERY RD  
 WATERBORO ME 04087  
 Sale Date: 9/11/2008

Previous Owner  
 BENSON SCOTT  
 8 SNOWFLAKE LANE  
 LONDONDERRY NH 03053  
 Sale Date: 3/20/2006

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
 15.1124 - changed land from vacant - ak  
 23.0117 - added 24' above ground pool -vw

Property Data			Assessment Record						
Neighborhood <b>64 STAR HILL RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	62,300	262,000	0	324,300		
1ST MORTGAGE <b>0</b>			2013	62,300	262,000	0	324,300		
2ND MORTGAGE <b>0</b>			2014	62,300	262,000	0	324,300		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	62,300	262,000	0	324,300		
Secondary Zone			2016	59,300	262,000	0	321,300		
Topography <b>2 Rolling</b>			2017	59,300	262,000	0	321,300		
1.Level 4.Below St 7.Steep			2018	59,300	262,000	0	321,300		
2.Rolling 5.Low 8.Wet			2019	59,300	262,000	0	321,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	59,300	262,900	0	322,200		
Utilities <b>9 No Water/No Sewer</b>			2021	65,200	262,900	0	328,100		
1.Public 4.Improve 7.Improve			2022	71,100	289,200	0	360,300		
2.Water 5.Improve 8.			2023	78,300	320,700	0	399,000		
3.Sewer 6.Improve 9.None			2024	87,700	364,200	0	451,900		
Street <b>3 Gravel</b>			2025	107,200	493,400	0	600,600		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date <b>9/14/2012</b>			15.Misc			%		5.Access or Rear	
Price <b>309,000</b>						%		6.Restriction	
Sale Type <b>2 Land &amp; Buildings</b>						%		7.Open Space	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.View/Environ	
2.L & B 5.Other 8.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		<b>Acres</b>	
Financing <b>1 Conventional</b>			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 <b>1 Arms Length Sale</b>						%		34.Frontage	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	2.00	100 %	0	36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	0.07	100 %	0	37.Softwood	
Verified <b>5 Public Record</b>			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		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	
			<b>Total Acreage 2.07</b>					46.Site Improve	

## Waterboro

Map Lot 003-016-007

Account 4709

Location 265 AVERY ROAD

Card 1

Of 1

9/25/2024

Building Style	<b>1 Conventional</b>	SF Bsmt Living	0	Layout	<b>1 Typical</b>
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	<b>100%</b>	<b>1 Hot Water BB</b>
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	<b>1</b>		2.HWCI	6.GravWA	10.
Other Units	<b>0</b>		3.HWRAD	7.Electric	11.
Stories	<b>2 Two Story</b>		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	<b>0%</b>	<b>9 None</b>
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	<b>1 Wood Siding</b>		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	<b>2 Typical</b>	
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	<b>1 Asphalt Shingles</b>		Bath(s) Style	<b>2 Typical Bath(s)</b>	
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	<b>0</b>		# Rooms	<b>10</b>	
OPEN-3-	<b>0</b>		# Bedrooms	<b>4</b>	
OPEN-4-	<b>0</b>		# Full Baths	<b>2</b>	
Year Built	<b>2006</b>		# Half Baths	<b>1</b>	
Year Remodeled	<b>0</b>		# Addn Fixtures	<b>0</b>	
Foundation	<b>1 Concrete</b>		# Fireplaces	<b>1</b>	
1.Concrete	4.Wood	7.			
2.C Block	5.Slab	8.			
3.Br/Stone	6.Prs/Post	9.			
Basement	<b>4 Full Basement</b>				
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	<b>0</b>				
Wet Basement	<b>1 Dry Basement</b>				
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
1 One Story Frame	0	40	0 0	0	0	0 %	0 %
68 Wood Deck	0	196	0 0	0	0	0 %	0 %
21 Open Frame	0	15	0 0	0	0	0 %	0 %
22 Encl Frame Porch	0	33	0 0	0	0	0 %	0 %
4 1 & 1/2 Story Fr	0	34	0 0	0	0	0 %	0 %
47 1.50 ST GAR	0	696	0 0	0	0	0 %	0 %
74 AB GR. POOL	2022					0 %	4,000
						0 %	
						0 %	
						0 %	

- 1.One Story Fram
- 2.Two Story Fram
- 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

