

BEAN JOANNE R
PO BOX 462
WATERBORO ME 04087

B2968P89 B16890P786

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 48 OLD ALFRED RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	78,400	185,400	10,000	253,800		
1ST MORTGAGE 0			2013	78,400	185,400	10,000	253,800		
2ND MORTGAGE 0			2014	78,400	185,400	10,000	253,800		
Zone/Land Use 45 General Purpose			2015	78,400	185,400	10,000	253,800		
Secondary Zone			2016	59,700	178,200	15,000	222,900		
Topography 2 Rolling			2017	59,700	178,200	15,000	222,900		
1.Level 4.Below St 7.Steep			2018	59,700	178,200	20,000	217,900		
2.Rolling 5.Low 8.Wet			2019	59,700	178,200	20,000	217,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	59,700	180,000	20,000	219,700		
Utilities 9 No Water/No Sewer			2021	65,700	180,000	24,500	221,200		
1.Public 4.Improve 7.Improve			2022	71,700	198,000	25,000	244,700		
2.Water 5.Improve 8.			2023	78,800	219,600	25,000	273,400		
3.Sewer 6.Improve 9.None			2024	88,400	246,600	25,000	310,000		
Street 3 Gravel			2025	89,300	308,300	25,000	372,600		
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			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet			%		6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.00	65	%	5	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	24	10.00	50	%	3	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming	25	7.87	100	%	0	35.Triangular Lot
Verified			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			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		18.87				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 004-037C

Account 385

Location 46 BOULDER DRIVE

Card 1

Of 1

9/25/2024

Building Style	4 Cape Cod	SF Bsmt Living	1100	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	3 100	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		1 Wood Siding	3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style		2 Typical
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)
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		0
OPEN-3-		0	# Bedrooms		3
OPEN-4-		0	# Full Baths		2
Year Built		1984	# Half Baths		1
Year Remodeled		1995	# Addn Fixtures		0
Foundation		1 Concrete	# Fireplaces		0
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; 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.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		

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	1984	192	0 0	0	0	% 0	%	
1 One Story Frame	1995	896	3 100	5	90	% 60	%	
27 Unfin Basement	1984	192	0 0	0	0	% 0	%	
27 Unfin Basement	1995	896	3 100	5	90	% 100	%	
21 Open Frame	0	96	0 0	0	0	% 0	%	
68 Wood Deck	0	584	0 0	0	0	% 0	%	
						%	%	
						%	%	
						%	%	
						%	%	

