

PELLETIER, JOANNE  
PO BOX 306  
WATERBORO ME 04087

B9680P320 B19007P653

Previous Owner  
WOYCIK, SUSAN F  
PELLETIER, JOANNE  
PO BOX 306  
WATERBORO ME 04087  
Sale Date: 1/12/8202

Previous Owner  
GOBEIL ROBERT  
GOBEIL, LEA A  
PO BOX 252  
E WATERBORO ME 04030  
Sale Date: 4/20/2022

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
23.0215 - removed Susan Woycik, deceased 11/28/22 -sb  
24.0529 - changed to homesite & removed 75 factor for access - vw

Waterboro

Property Data			Assessment Record						
Neighborhood <b>47 MAIN ST MID 202/4</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	58,400	70,200	16,000	112,600		
1ST MORTGAGE <b>0</b>			2013	58,400	70,200	16,000	112,600		
2ND MORTGAGE <b>0</b>			2014	58,400	70,200	16,000	112,600		
Zone/Land Use <b>45 General Purpose</b>			2015	58,400	70,200	16,000	112,600		
Secondary Zone			2016	49,700	70,200	21,000	98,900		
Topography <b>1 Level</b>			2017	49,700	70,200	21,000	98,900		
1.Level 4.Below St 7.Steep			2018	49,700	70,200	26,000	93,900		
2.Rolling 5.Low 8.Wet			2019	49,700	70,200	26,000	93,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	49,700	70,200	26,000	93,900		
Utilities <b>9 No Water/No Sewer</b>			2021	54,600	70,200	30,380	94,420		
1.Public 4.Improve 7.Improve			2022	59,600	77,200	31,000	105,800		
2.Water 5.Improve 8.			2023	65,600	85,600	31,000	120,200		
3.Sewer 6.Improve 9.None			2024	73,500	96,100	31,000	138,600		
Street <b>1 Paved</b>			2025	111,300	107,100	31,000	187,400		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date <b>11/28/2022</b>			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			<b>Square Foot</b>		<b>Square Feet</b>				7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing <b>9 Unknown</b>			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity <b>2 Related Parties</b>							%		32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>		<b>Acreege/Sites</b>				33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21		1.43	100 %	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified <b>5 Public Record</b>			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		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
			<b>Total Acreage</b>		1.43				44.Utility ROW
									45.Camp Lot
									46.Site Improve

# Waterboro

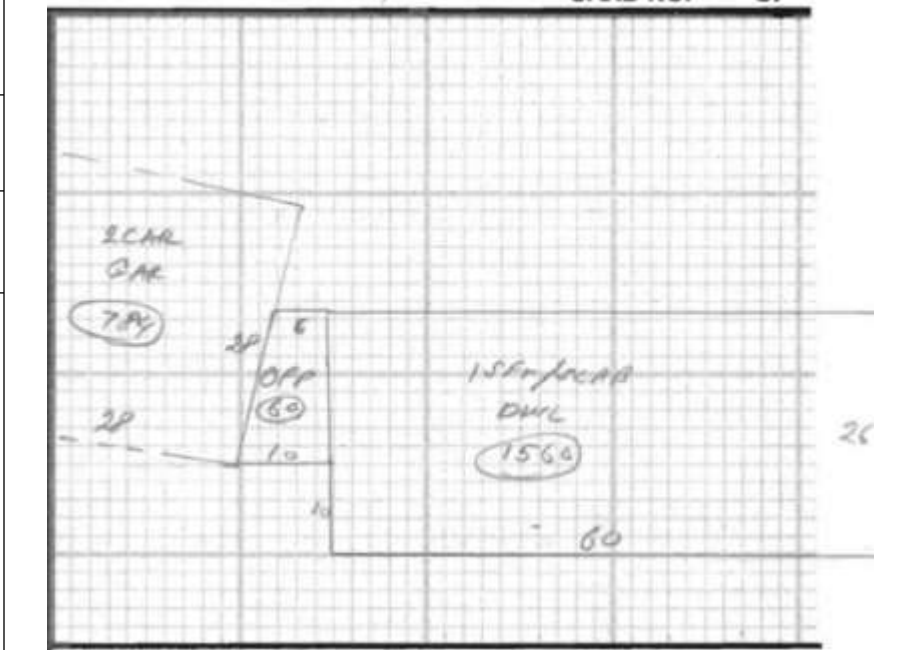
Map Lot 005-006-001

Account 421

Location 6 LEA LANE

Card 1 Of 1 9/23/2024

Building Style <b>0</b>			SF Bsmt Living <b>0</b>			Layout <b>0</b>		
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade <b>0 0</b>			1.Typical 4. 7.		
2.Ranch 6.Split 10.Mohome			OPEN 5 OPTIONAL <b>0</b>			2.Inadeq 5. 8.		
3.R Ranch 7.Contemp/ 11.Condo			Heat Type <b>0% 9 Not Heated</b>			3.Not func 6. 9.		
4.Cape 8.Log 12.			1.HWBB 5.FWA 9.No Heat			Attic <b>0</b>		
Dwelling Units <b>0</b>			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.1/4 Unfi		
Other Units <b>0</b>			3.HWRAD 7.Electric 11.			2.1/2 Fin 5.FI/Stair 8.		
Stories <b>0</b>			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 <b>0% 0</b>			Insulation <b>0</b>		
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 <b>0 Wood Siding</b>			3.H Pump 6. 9.None			3.Capped 6. 9.None		
0.Wood 4.Asb/Asph 8.Alum/Vin			Kitchen Style <b>0</b>			Unfinished % <b>0%</b>		
1.Wood	5.T-111	9.Other	1.Modern 4.Obsolete 7.			Grade & Factor <b>0 0%</b>		
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 <b>0</b>			Bath(s) Style <b>1 Modern Bath(s)</b>			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.Modern 4.Obsolete 7.			SQFT (Footprint) <b>0</b>		
2.Slate	5.Wood	8.	2.Typical 5. 8.			Condition <b>0</b>		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim <b>0</b>			# Rooms <b>0</b>			2.Fair 5.Avg+ 8.Exc		
OPEN-3- <b>0</b>			# Bedrooms <b>0</b>			3.Avg- 6.Good 9.Same		
OPEN-4- <b>0</b>			# Full Baths <b>0</b>			Phys. % Good <b>0%</b>		
Year Built <b>0</b>			# Half Baths <b>0</b>			Funct. % Good <b>100%</b>		
Year Remodeled <b>0</b>			# Addn Fixtures <b>0</b>			Functional Code <b>9 None</b>		
Foundation <b>0</b>			# Fireplaces <b>0</b>			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; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>			2.O-Built 5.CDU 8.Other		
2.C Block	5.Slab	8.				3.Damage 6.Style 9.None		
3.Br/Stone	6.Prs/Post	9.				Econ. % Good <b>100%</b>		
Basement <b>0</b>						Economic Code <b>None</b>		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 7.		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6. 9.None					2.Encroach 9.None 9.		
Bsmt Gar # Cars <b>0</b>						Entrance Code <b>0</b>		
Wet Basement <b>0</b>						1.Interior 4.Vacant 7.		
1.Dry	4. 7.					2.Refusal 5.Estimate 8.		
2.Damp	5. 8.		3.Informed 6.Office 9.RS					
3.Wet	6. 9.		Information Code <b>0</b>					
			1.Owner 4.Agent 7.					
			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.SNY					



Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
999 Double Wide	2000	26x60	3 100	7	96 %	100 %		1.One Story Fram
21 Open Frame	2000	60	3 100	7	96 %	100 %		2.Two Story Fram
23 Frame Garage	2000	784	3 100	7	96 %	100 %		3.Three Story Fr
103 MH CONC. SLAB	2000	1560	0 0	0	0 %	0 %		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