

LAVIGNE SCOTT E
617 JELLERSON RD
EAST WATERBORO MAINE 04030

B4051P68 B16610P987 B16611P12 B17089P920

Previous Owner
FEDERAL NATIONAL MORTGAGE ASSOCIATION
C/O SCOTT LAVIGNE
617 JELLERSON RD
E WATERBORO ME 04030
Sale Date: 9/02/2015

Previous Owner
BERGERON DANIEL & SUZANNE P
29 LUCKMAN RD

ST ALBANS ME 04971 7243
Sale Date: 5/30/2013

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
23.1024 - added 14x48 lean to - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 46 JELLERSON RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	83,700	181,800	10,000	255,500		
1ST MORTGAGE 0			2013	83,700	181,800	10,000	255,500		
2ND MORTGAGE 0			2014	83,700	181,800	0	265,500		
Zone/Land Use 31 Agricultural/Residential			2015	83,700	181,800	0	265,500		
Secondary Zone			2016	74,100	181,800	0	255,900		
Topography 1 Level			2017	74,100	181,800	0	255,900		
1.Level 4.Below St 7.Steep			2018	74,100	181,800	0	255,900		
2.Rolling 5.Low 8.Wet			2019	74,100	181,800	0	255,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	74,100	181,800	0	255,900		
Utilities 9 No Water/No Sewer			2021	81,500	181,800	0	263,300		
1.Public 4.Improve 7.Improve			2022	89,000	200,000	0	289,000		
2.Water 5.Improve 8.			2023	97,900	221,800	0	319,700		
3.Sewer 6.Improve 9.None			2024	80,100	250,500	0	330,600		
Street 1 Paved			2025	98,000	351,700	0	449,700		
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 9/02/2015			14.Rear Land				%		3.Topography
Price 138,500			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 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.96	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		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		0.96				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 005-037

Account 480

Location 617 JELLERSON ROAD

Card 1

Of 1

9/23/2024

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	1			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.1/4 Unfi		
Other Units	2			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	8 Aluminum/Vinyl			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)	1040			
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition	6 Good			
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	2			3.Avg-	6.Good	9.Same	
OPEN-4-	0			# Full Baths	1			Phys. % Good	0%		
Year Built	1965			# 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.					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	100%			
Basement	4 Full Basement						Economic Code	None			
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	0						Entrance Code	0			
Wet Basement	1 Dry Basement						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	0			
							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	
1 One Story Frame	0	522	0 0	0	0	0 %	0 %	1.One Story Fram
23 Frame Garage	0	406	0 0	0	0	0 %	0 %	2.Two Story Fram
22 Encl Frame Porch	0	144	0 0	0	0	0 %	0 %	3.Three Story Fr
21 Open Frame	0	60	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
62 Patio	0	280	0 0	0	0	0 %	0 %	5.1 & 3/4 Story
23 Frame Garage	0	1008	0 0	0	0	0 %	0 %	6.2 & 1/2 Story
24 Frame Shed	0	216	0 0	0	0	0 %	0 %	21.Open Frame Por
280 LEAN TO	2023	672	3 100	4	0	0 %	100 %	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

