

ROSS STEVEN R
PO BOX 151
WATERBORO ME 04087

B11338P209

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 75 BLUEBERRY RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	71,200	129,200	10,000	190,400		
1ST MORTGAGE 0			2013	71,200	129,200	10,000	190,400		
2ND MORTGAGE 0			2014	71,200	129,200	10,000	190,400		
Zone/Land Use 31 Agricultural/Residential			2015	71,200	129,200	10,000	190,400		
Secondary Zone			2016	60,300	123,400	15,000	168,700		
Topography 2 Rolling			2017	60,300	123,400	15,000	168,700		
1.Level 4.Below St 7.Steep			2018	60,300	123,400	20,000	163,700		
2.Rolling 5.Low 8.Wet			2019	60,300	123,400	20,000	163,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	60,300	123,400	20,000	163,700		
Utilities 9 No Water/No Sewer			2021	66,300	123,400	24,500	165,200		
1.Public 4.Improve 7.Improve			2022	72,300	135,700	25,000	183,000		
2.Water 5.Improve 8.			2023	79,600	150,500	25,000	205,100		
3.Sewer 6.Improve 9.None			2024	89,200	169,600	25,000	233,800		
Street 1 Paved			2025	108,200	217,200	25,000	300,400		
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	2.00	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26	1.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		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		3.00				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 006-004

Account 536

Location 245 BLUEBERRY ROAD

Card 1

Of 1

9/23/2024

Building Style	5 Garrison/Colonial			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					
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	3.Not func	6.	9.		
Dwelling Units	1			2.HWCI	6.GravWA	10.	Attic	9 None			
Other Units	0			3.HWRAD	7.Electric	11.	1.1/4 Fin	4.Full Fin	7.1/4 Unfi		
Stories	5 One & 3/4 Story			4.Steam	8.F/WallM	12.	2.1/2 Fin	5.FI/Stair	8.		
1.1	4.1.50	7.1.25		Cool Type	0%	9 None			3.3/4 Fin	6.1/2 Unfi	9.None
2.2	5.1.75	8.		1.Refrig	4.W&C Air	7.	Insulation	1 Full			
3.3	6.2.50	9.		2.Evapor	5.	8.	1.Full	4.Minimal	7.		
Exterior Walls	0 Wood Siding			3.H Pump	6.	9.None	2.Heavy	5.Unk	8.		
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	2 Typical			3.Capped	6.	9.None	
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Unfinished %	0%			
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.	Grade & Factor	3 Average 100%			
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None	1.E Grade	4.B Grade	7.AAA Grad		
Roof Surface	0			Bath(s) Style	2 Typical Bath(s)			2.D Grade	5.A Grade	8.	
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	3.C Grade	6.AA Grade	9.Same		
2.Slate	5.Wood	8.		2.Typical	5.	8.	SQFT (Footprint)	864			
3.Metal	6.Other	9.		3.Old Type	6.	9.None	Condition	4 Average			
SF Masonry Trim	0			# Rooms	6			1.Poor	4.Avg	7.V G	
OPEN-3-	0			# Bedrooms	3			2.Fair	5.Avg+	8.Exc	
OPEN-4-	0			# Full Baths	1			3.Avg-	6.Good	9.Same	
Year Built	1992			# Half Baths	1			Phys. % Good	0%		
Year Remodeled	0			# Addn Fixtures	0			Funct. % Good	100%		
Foundation	1 Concrete			# Fireplaces	0			Functional Code	9 None		
1.Concrete	4.Wood	7.					1.Incomp	4.Small	7.Layout		
2.C Block	5.Slab	8.					2.O-Built	5.CDU	8.Other		
3.Br/Stone	6.Prs/Post	9.					3.Damage	6.Style	9.None		
Basement	4 Full Basement						Econ. % Good	100%			
1.1/4 Bmt	4.Full Bmt	7.					Economic Code	None			
2.1/2 Bmt	5.None	8.					0.None	3.Services	7.		
3.3/4 Bmt	6.	9.None					1.Location	4.Traffic	8.		
Bsmt Gar # Cars	0						2.Encroach	9.None	9.		
Wet Basement	1 Dry Basement						Entrance Code	0			
1.Dry	4.	7.					1.Interior	4.Vacant	7.		
2.Damp	5.	8.					2.Refusal	5.Estimate	8.		
3.Wet	6.	9.					3.Informed	6.Office	9.RS		
							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	
21 Open Frame	0	216	0 0	0	0	0 %	0 %	1.One Story Fram
24 Frame Shed	0	96	0 0	0	0	0 %	0 %	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

