

TORRANCE MARK A
TORRANCE, ROBIN M
PO BOX 83
WATERBORO ME 04087

B8574P190

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data				Assessment Record						
Neighborhood 70 WEST RD N				Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0				2012	69,700	189,900	10,000	249,600		
1ST MORTGAGE 0				2013	69,700	189,900	10,000	249,600		
2ND MORTGAGE 0				2014	69,700	189,900	10,000	249,600		
Zone/Land Use 31 Agricultural/Residential				2015	69,700	189,900	10,000	249,600		
Secondary Zone				2016	59,200	181,200	15,000	225,400		
2017				2018	59,200	181,200	20,000	220,400		
Topography 2 Rolling				2019	59,200	181,200	20,000	220,400		
1.Level 4.Below St 7.Steep				2020	59,200	181,800	20,000	221,000		
2.Rolling 5.Low 8.Wet				2021	65,100	181,800	24,500	222,400		
3.Above St 6.Swampy 9.Lev/Roll				2022	71,100	200,000	25,000	246,100		
Utilities 9 No Water/No Sewer				2023	78,200	221,800	25,000	275,000		
1.Public 4.Improve 7.Improve				2024	87,700	249,100	25,000	311,800		
2.Water 5.Improve 8.				2025	107,200	306,600	25,000	388,800		
3.Sewer 6.Improve 9.None				Land Data						
Street 1 Paved				Front Foot	Type	Effective		Influence		Influence Codes
1.Paved 4.Proposed 7.ROW						Frontage	Depth	Factor	Code	
2.Semi Imp 5.Pvt 8.None				11.Ossipee WF			%		1.Unimproved	
3.Gravel 6.Aband 9.TG PLAN				12.Arrowhead WF			%		2.Excess Ftg /De	
LAND USE 0				13.Waterfront			%		3.Topography	
BUILDING USE 0				14.Rear Land			%		4.Size/Shape	
Sale Data				15.Misc			%		5.Access or Rear	
Sale Date				Square Foot	Square Feet				6.Restriction	
Price									7.Open Space	
Sale Type								8.View/Environ		
1.Land 4.Mobile 7.				16.Regular Lot			%		9.Fract Share	
2.L & B 5.Other 8.				17.Secondary Lot			%		Acres	
3.Building 6. 9.				18.Excess Land			%		30.Rear (201+)	
Financing				19.Condominium			%		31.Tillable/Horti	
1.Convent 4.Seller 7.				20.Pavement			%		32.Pasture	
2.FHA/VA 5.Private 8.				Fract. Acre	Acreege/Sites				33.Orchard	
3.Assumed 6.Cash 9.Unknown									34.Frontage	
Validity				21.Homesite (Frac	21	2.00	100	%	0	35.Triangular Lot
1.Valid 4.Split 7.Renovate				22.Vacant Lot (Fr	26	0.01	100	%	0	36.Commercial
2.Related 5.Partial 8.Other				23.Non Conforming						37.Softwood
3.Distress 6.Exempt 9.				Acres						38.Mixed Wood
Verified				24.Excess (5-10)						39.Hardwood
1.Buyer 4.Agent 7.Family				25.Excess (10+)						40.Wasteland
2.Seller 5.Pub Rec 8.Other				26.Excess						41.Gravel Pit (Ac
3.Lender 6.MLS 9.				27.Rear (1-100)						42.Mobile Home Si
				28.Rear (101-150)						43.Condo Site
				29.Rear (151-200)						44.Utility ROW
				Total Acreege		2.01				45.Camp Lot
										46.Site Improve


Waterboro

Map Lot 006-012-001

Account 543

Location 570 WEST ROAD

Card 1 Of 1 9/23/2024

Building Style 4 Cape Cod	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 0	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 5 One & 3/4 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 1 Wood Siding	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) 1232
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
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 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1991	# 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
48 1.50 Fr Gar w/fin	0	624	0 0	0	0	% 0 %	
68 Wood Deck	0	192	0 0	0	0	% 0 %	
						% %	
						% %	
						% %	
						% %	
						% %	
						% %	
						% %	
						% %	
						% %	
						% %	
						% %	

