

COMEAU, FORREST  
SKILLIN, JANET L  
607 WEST ROAD  
WATERBORO ME 04087

B9279P238 B18539P518 B18928P96

Previous Owner  
PIERCE CHARLES L  
PIERCE, PATRICE B  
627 WEST ROAD  
WATERBORO ME 04087  
Sale Date: 1/14/2022

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
23.1026 - added 704sf pool patio; 8x8 shed; and 30x38  
quonset hut - vw

Waterboro

Property Data			Assessment Record						
Neighborhood <b>70 WEST RD N</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	69,000	187,600	10,000	246,600		
1ST MORTGAGE <b>0</b>			2013	69,000	187,600	10,000	246,600		
2ND MORTGAGE <b>0</b>			2014	69,000	187,600	10,000	246,600		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	69,000	187,600	10,000	246,600		
Secondary Zone			2016	58,700	176,700	15,000	220,400		
Topography <b>2 Rolling</b>			2017	58,700	176,700	15,000	220,400		
1.Level 4.Below St 7.Steep			2018	58,700	176,700	20,000	215,400		
2.Rolling 5.Low 8.Wet			2019	58,700	176,700	20,000	215,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,700	177,500	20,000	216,200		
Utilities <b>9 No Water/No Sewer</b>			2021	64,600	177,500	24,500	217,600		
1.Public 4.Improve 7.Improve			2022	70,400	195,200	25,000	240,600		
2.Water 5.Improve 8.			2023	77,500	216,500	0	294,000		
3.Sewer 6.Improve 9.None			2024	86,900	243,100	75,000	255,000		
Street <b>1 Paved</b>			2025	106,200	350,100	75,000	381,300		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront			%		3.Topography	
Sale Date <b>1/14/2022</b>			14.Rear Land			%		4.Size/Shape	
Price <b>368,000</b>			15.Misc			%		5.Access or Rear	
Sale Type <b>2 Land &amp; Buildings</b>						%		6.Restriction	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				7.Open Space	
2.L & B 5.Other 8.						%		8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing <b>9 Unknown</b>			17.Secondary Lot			%		<b>Acres</b>	
1.Convent 4.Seller 7.			18.Excess Land			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		32.Pasture	
Validity <b>1 Arms Length Sale</b>						%		33.Orchard	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				34.Frontage	
2.Related 5.Partial 8.Other				21	1.83	100	%	0	
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>		<b>1.83</b>			44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

## Waterboro

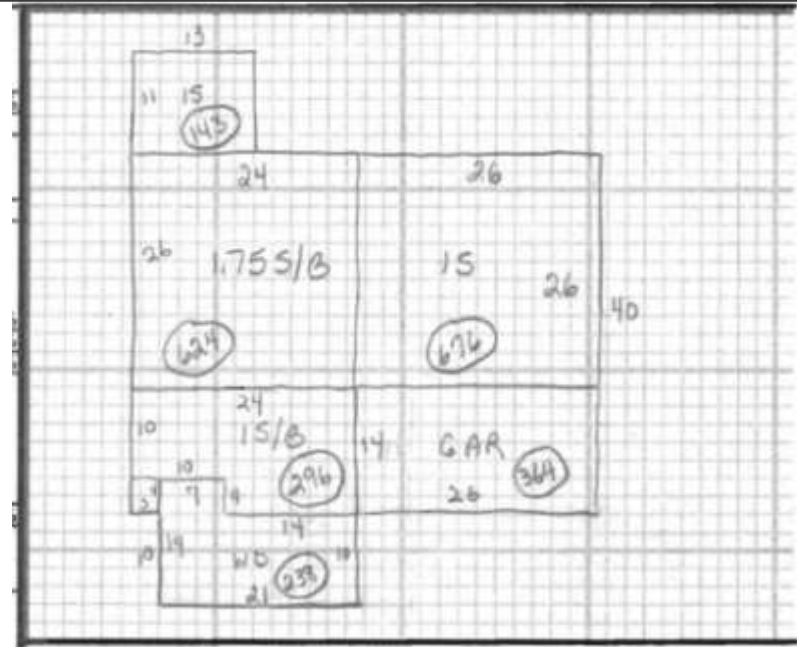
Map Lot 006-016-002

Account 547

Location 607 WEST ROAD

Card 1 Of 1 9/23/2024

Building Style	<b>1 Conventional</b>			SF Bsmt Living	<b>0</b>			Layout	<b>1 Typical</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>100% 1 Hot Water BB</b>			3.Not func	6.	9.																																																																																																													
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic	<b>9 None</b>																																																																																																															
Dwelling Units <b>1</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>5 One &amp; 3/4 Story</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% 9 None</b>			Insulation	<b>1 Full</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>1 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>2 Typical</b>			Unfinished %	<b>0%</b>																																																																																																														
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Grade & Factor	<b>3 Average 100%</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>1 Asphalt Shingles</b>				Bath(s) Style	<b>2 Typical Bath(s)</b>			3.C Grade	6.AA Grade	9.Same																																																																																																													
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	SQFT (Footprint) <b>624</b>																																																																																																																
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition	<b>4 Average</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>6</b>			2.Fair	5.Avg+	8.Exc																																																																																																													
OPEN-3- <b>0</b>				# Bedrooms	<b>3</b>			3.Avg-	6.Good	9.Same																																																																																																													
OPEN-4- <b>0</b>				# Full Baths	<b>2</b>			Phys. % Good	<b>0%</b>																																																																																																														
Year Built <b>1988</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>1 Concrete</b>				# Fireplaces	<b>1</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: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>																																																																																																																			
2.C Block	5.Slab	8.																																																																																																																					
3.Br/Stone	6.Prs/Post	9.																																																																																																																					
Basement <b>4 Full Basement</b>																																																																																																																							
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 <b>0</b>																																																																																																																							
Wet Basement <b>1 Dry Basement</b>																																																																																																																							
1.Dry	4.	7.																																																																																																																					
2.Damp	5.	8.																																																																																																																					
3.Wet	6.	9.																																																																																																																					
Date Inspected				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="9">Additions, Outbuildings &amp; Improvements</th> </tr> <tr> <th>Type</th> <th>Year</th> <th>Units</th> <th>Grade</th> <th>Cond</th> <th>Phys.</th> <th>Funct.</th> <th>Sound Value</th> <th></th> </tr> <tr> <td>1 One Story Frame</td> <td>0</td> <td>296</td> <td>0 0</td> <td>0</td> <td>0</td> <td>0</td> <td>%</td> <td></td> </tr> <tr> <td>37 Unfin Basement</td> <td>0</td> <td>296</td> <td>0 0</td> <td>0</td> <td>0</td> <td>0</td> <td>%</td> <td></td> </tr> <tr> <td>1 One Story Frame</td> <td>0</td> <td>143</td> <td>0 0</td> <td>0</td> <td>0</td> <td>0</td> <td>%</td> <td></td> </tr> <tr> <td>1 One Story Frame</td> <td>0</td> <td>676</td> <td>0 0</td> <td>0</td> <td>0</td> <td>0</td> <td>%</td> <td></td> </tr> <tr> <td>23 Frame Garage</td> <td>0</td> <td>364</td> <td>0 0</td> <td>0</td> <td>0</td> <td>0</td> <td>%</td> <td></td> </tr> <tr> <td>68 Wood Deck</td> <td>0</td> <td>238</td> <td>0 0</td> <td>0</td> <td>0</td> <td>0</td> <td>%</td> <td></td> </tr> <tr> <td>63 Swimming Pool</td> <td>0</td> <td>648</td> <td>0 0</td> <td>0</td> <td>0</td> <td>0</td> <td>%</td> <td></td> </tr> <tr> <td>62 Patio</td> <td>0</td> <td>704</td> <td>0 0</td> <td>0</td> <td>0</td> <td>0</td> <td>%</td> <td></td> </tr> <tr> <td>312 QUONSET</td> <td>2023</td> <td>1140</td> <td>3 100</td> <td>4</td> <td>0</td> <td>0</td> <td>%</td> <td>100 %</td> </tr> <tr> <td>24 Frame Shed</td> <td>2023</td> <td>64</td> <td>3 100</td> <td>4</td> <td>0</td> <td>0</td> <td>%</td> <td>100 %</td> </tr> </table>								Additions, Outbuildings & Improvements									Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		1 One Story Frame	0	296	0 0	0	0	0	%		37 Unfin Basement	0	296	0 0	0	0	0	%		1 One Story Frame	0	143	0 0	0	0	0	%		1 One Story Frame	0	676	0 0	0	0	0	%		23 Frame Garage	0	364	0 0	0	0	0	%		68 Wood Deck	0	238	0 0	0	0	0	%		63 Swimming Pool	0	648	0 0	0	0	0	%		62 Patio	0	704	0 0	0	0	0	%		312 QUONSET	2023	1140	3 100	4	0	0	%	100 %	24 Frame Shed	2023	64	3 100	4	0	0	%	100 %
Additions, Outbuildings & Improvements																																																																																																																							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value																																																																																																																
1 One Story Frame	0	296	0 0	0	0	0	%																																																																																																																
37 Unfin Basement	0	296	0 0	0	0	0	%																																																																																																																
1 One Story Frame	0	143	0 0	0	0	0	%																																																																																																																
1 One Story Frame	0	676	0 0	0	0	0	%																																																																																																																
23 Frame Garage	0	364	0 0	0	0	0	%																																																																																																																
68 Wood Deck	0	238	0 0	0	0	0	%																																																																																																																
63 Swimming Pool	0	648	0 0	0	0	0	%																																																																																																																
62 Patio	0	704	0 0	0	0	0	%																																																																																																																
312 QUONSET	2023	1140	3 100	4	0	0	%	100 %																																																																																																															
24 Frame Shed	2023	64	3 100	4	0	0	%	100 %																																																																																																															



Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	296	0 0	0	0	0	%	
37 Unfin Basement	0	296	0 0	0	0	0	%	
1 One Story Frame	0	143	0 0	0	0	0	%	
1 One Story Frame	0	676	0 0	0	0	0	%	
23 Frame Garage	0	364	0 0	0	0	0	%	
68 Wood Deck	0	238	0 0	0	0	0	%	
63 Swimming Pool	0	648	0 0	0	0	0	%	
62 Patio	0	704	0 0	0	0	0	%	
312 QUONSET	2023	1140	3 100	4	0	0	%	100 %
24 Frame Shed	2023	64	3 100	4	0	0	%	100 %