

PIERCE, CHARLES L  
PIERCE, PATRICE B  
627 WEST ROAD  
WATERBORO ME 04087

B13161P183 B13058P142 B18539P518

Previous Owner  
PIERCE, CHARLES L  
627 WEST ROAD

WATERBORO ME 04087  
Sale Date: 1/25/2021

Previous Owner  
PIERCE CHARLES L  
607 WEST ROAD

WATERBORO ME 04087  
Sale Date: 8/30/2006

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
21.0119 - changed parcel size to 2.28 acre per survey map - sb

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																																			
Neighborhood <b>70 WEST RD N</b>			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																															
Tree Growth Year <b>0</b>			2022	49,200	0	0	49,200																																																																																																																																																																																																															
1ST MORTGAGE <b>0</b>			2023	78,700	259,500	0	338,200																																																																																																																																																																																																															
2ND MORTGAGE <b>0</b>			2024	88,200	291,400	25,000	354,600																																																																																																																																																																																																															
Zone/Land Use <b>31 Agricultural/Residential</b>			2025	107,900	386,800	25,000	469,700																																																																																																																																																																																																															
Secondary Zone																																																																																																																																																																																																																						
Topography <b>2 Rolling</b>																																																																																																																																																																																																																						
1.Level	4.Below St	7.Steep																																																																																																																																																																																																																				
2.Rolling	5.Low	8.Wet																																																																																																																																																																																																																				
3.Above St	6.Swampy	9.Lev/Roll																																																																																																																																																																																																																				
Utilities <b>9 No Water/No Sewer</b>																																																																																																																																																																																																																						
1.Public	4.Improve	7.Improve																																																																																																																																																																																																																				
2.Water	5.Improve	8.																																																																																																																																																																																																																				
3.Sewer	6.Improve	9.None																																																																																																																																																																																																																				
Street <b>1 Paved</b>																																																																																																																																																																																																																						
1.Paved	4.Proposed	7.ROW																																																																																																																																																																																																																				
2.Semi Imp	5.Pvt	8.None																																																																																																																																																																																																																				
3.Gravel	6.Aband	9.TG PLAN																																																																																																																																																																																																																				
LAND USE <b>0</b>			<table border="1"> <thead> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr><td>11.Ossipee WF</td><td></td><td></td><td></td><td>%</td><td></td><td>1.Unimproved</td></tr> <tr><td>12.Arrowhead WF</td><td></td><td></td><td></td><td>%</td><td></td><td>2.Excess Ftg /De</td></tr> <tr><td>13.Waterfront</td><td></td><td></td><td></td><td>%</td><td></td><td>3.Topography</td></tr> <tr><td>14.Rear Land</td><td></td><td></td><td></td><td>%</td><td></td><td>4.Size/Shape</td></tr> <tr><td>15.Misc</td><td></td><td></td><td></td><td>%</td><td></td><td>5.Access or Rear</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>6.Restriction</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>7.Open Space</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>8.View/Environ</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>9.Fract Share</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td><b>Acres</b></td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>30.Rear (201+)</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>31.Tillable/Horti</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>32.Pasture</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>33.Orchard</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>34.Frontage</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>35.Triangular Lot</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>36.Commercial</td></tr> <tr><td>21</td><td></td><td>2.00</td><td></td><td>100</td><td>%</td><td>0</td></tr> <tr><td>24</td><td></td><td>0.28</td><td></td><td>100</td><td>%</td><td>0</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>38.Mixed Wood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>39.Hardwood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>40.Wasteland</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>41.Gravel Pit (Ac</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>42.Mobile Home Si</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>43.Condo Site</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>44.Utility ROW</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>45.Camp Lot</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>46.Site Improve</td></tr> </tbody> </table>					Front Foot	Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code	11.Ossipee WF				%		1.Unimproved	12.Arrowhead WF				%		2.Excess Ftg /De	13.Waterfront				%		3.Topography	14.Rear Land				%		4.Size/Shape	15.Misc				%		5.Access or Rear					%		6.Restriction					%		7.Open Space					%		8.View/Environ					%		9.Fract Share					%		<b>Acres</b>					%		30.Rear (201+)					%		31.Tillable/Horti					%		32.Pasture					%		33.Orchard					%		34.Frontage					%		35.Triangular Lot					%		36.Commercial	21		2.00		100	%	0	24		0.28		100	%	0					%		38.Mixed Wood					%		39.Hardwood					%		40.Wasteland					%		41.Gravel Pit (Ac					%		42.Mobile Home Si					%		43.Condo Site					%		44.Utility ROW					%		45.Camp Lot					%		46.Site Improve
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1.Land	4.Mobile	7.	14.Rear Land																																																																																																																																																																																																																			
2.L & B	5.Other	8.	15.Misc																																																																																																																																																																																																																			
3.Building	6.	9.	<b>Square Foot</b>																																																																																																																																																																																																																			
Financing <b>9 Unknown</b>			16.Regular Lot																																																																																																																																																																																																																			
1.Convent	4.Seller	7.	17.Secondary Lot																																																																																																																																																																																																																			
2.FHA/VA	5.Private	8.	18.Excess Land																																																																																																																																																																																																																			
3.Assumed	6.Cash	9.Unknown	19.Condominium																																																																																																																																																																																																																			
Validity <b>2 Related Parties</b>			20.Pavement																																																																																																																																																																																																																			
1.Valid	4.Split	7.Renovate	<b>Fract. Acre</b>																																																																																																																																																																																																																			
2.Related	5.Partial	8.Other	21.Homesite (Frac																																																																																																																																																																																																																			
3.Distress	6.Exempt	9.	22.Vacant Lot (Fr																																																																																																																																																																																																																			
Verified <b>5 Public Record</b>			23.Non Conforming																																																																																																																																																																																																																			
1.Buyer	4.Agent	7.Family	<b>Acres</b>																																																																																																																																																																																																																			
2.Seller	5.Pub Rec	8.Other	24.Excess ( 5-10)																																																																																																																																																																																																																			
3.Lender	6.MLS	9.	25.Excess (10+)																																																																																																																																																																																																																			
			26.Excess																																																																																																																																																																																																																			
			27.Rear (1-100)																																																																																																																																																																																																																			
			28.Rear (101-150)																																																																																																																																																																																																																			
			29.Rear (151-200)																																																																																																																																																																																																																			
			<b>Total Acreage 2.28</b>																																																																																																																																																																																																																			

## Waterboro

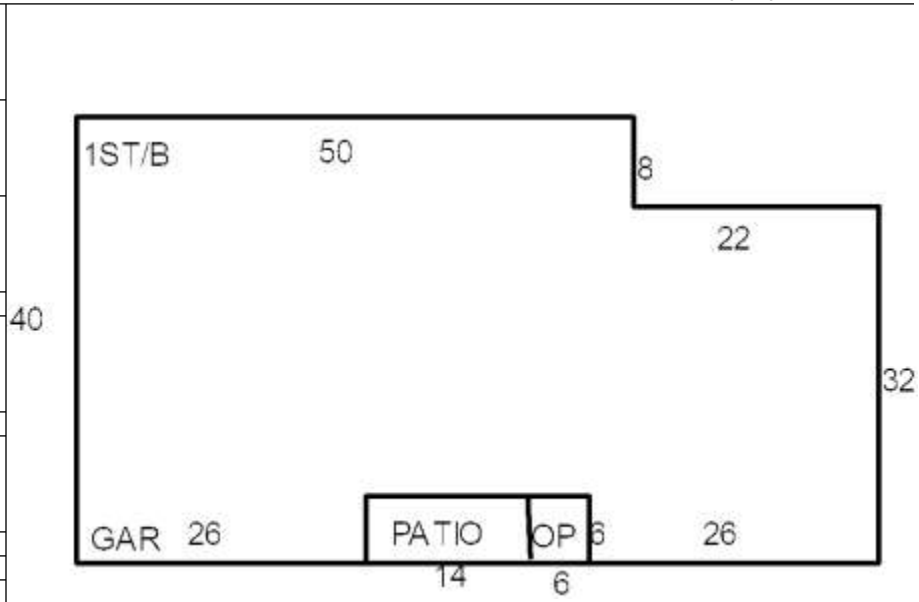
Map Lot 006-016-005

Account 4497

Location 627 WEST ROAD

Card 1 Of 1 9/23/2024

Building Style <b>2 Ranch</b> 1.Conv 5.Garr/Col 9.Other 2.Ranch 6.Split 10.Mohome 3.R Ranch 7.Contemp/ 11.Condo 4.Cape 8.Log 12. Dwelling Units <b>1</b> Other Units <b>0</b> Stories <b>1 One Story</b> 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9. Exterior Walls <b>8 Aluminum/Vinyl</b> 0.Wood 4.Asb/Asph 8.Alum/Vin 1.Wood 5.T-111 9.Other 2.Wd Sh 6.Br/St 11. 3.Compos. 7.Nov 12. Roof Surface <b>1 Asphalt Shingles</b> 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9. SF Masonry Trim <b>0</b> OPEN-3- <b>0</b> OPEN-4- <b>0</b> Year Built <b>2022</b> Year Remodeled <b>0</b> Foundation <b>1 Concrete</b> 1.Concrete 4.Wood 7. 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.	SF Bsmt Living <b>0</b> Fin Bsmt Grade <b>0 0</b> OPEN 5 OPTIONAL <b>0</b> Heat Type <b>100% 1 Hot Water BB</b> 1.HWBB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.HWRAD 7.Electric 11. 4.Steam 8.F/WallM 12. Cool Type <b>0% 9 None</b> 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style <b>0</b> 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style <b>0</b> 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms <b>0</b> # Bedrooms <b>2</b> # Full Baths <b>2</b> # Half Baths <b>0</b> # Addn Fixtures <b>0</b> # Fireplaces <b>0</b>	Layout <b>1 Typical</b> 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. Attic <b>9 None</b> 1.1/4 Fin 4.Full Fin 7.1/4 Unfi 2.1/2 Fin 5.FI/Stair 8. 3.3/4 Fin 6.1/2 Unfi 9.None Insulation <b>1 Full</b> 1.Full 4.Minimal 7. 2.Heavy 5.Unk 8. 3.Capped 6. 9.None Unfinished % <b>0%</b> Grade & Factor <b>4 Good 100%</b> 1.E Grade 4.B Grade 7.AAA Grad 2.D Grade 5.A Grade 8. 3.C Grade 6.AA Grade 9.Same SQFT (Footprint) <b>1504</b> Condition <b>6 Good</b> 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good <b>0%</b> Funct. % Good <b>100%</b> Functional Code <b>9 None</b> 1.Incomp 4.Small 7.Layout 2.O-Built 5.CDU 8.Other 3.Damage 6.Style 9.None Econ. % Good <b>100%</b> Economic Code <b>None</b> 0.None 3.Services 7. 1.Location 4.Traffic 8. 2.Encroach 9.None 9. Entrance Code <b>0</b> 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8. 3.Informed 6.Office 9.RS Information Code <b>0</b> 1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.SNY
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Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	36	0 0	0	0	0 %	0 %
23 Frame Garage	0	1040	0 0	0	0	0 %	0 %
9 Patio	0	96	0 0	0	0	0 %	0 %
						%	%
						%	%
						%	%
						%	%
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						%	%



- 1.One Story Fram
- 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