

MORSE SHELLEY K
626 WEST ROAD
WATERBORO ME 04087

B13791P111 B17412P683 B17635P924 B17811P713

Previous Owner
SALTBOX HOMES, LLC
ATTN: SHELLEY K MORSE
15 PATTERSON RD
KENNEBUNK ME 04043
Sale Date: 9/28/2018

Previous Owner
WOODWARD RONALD L & CAROLYN B

PO BOX 754
ALFRED ME 04002
Sale Date: 1/02/2018

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
17.0809 - removed 1.88 acres transferred to Saltbox Homes, LLC M/L 006-017C SB
2018.0223 - e911 address determined, entered 626 for the house number - tb
19.0625 - added new house, decks, changed lot from vacant to homesite -sb
23.0317 - added 24' abv ground pool - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 70 WEST RD N			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	65,200	0	0	65,200		
1ST MORTGAGE 0			2013	65,200	0	0	65,200		
2ND MORTGAGE 0			2014	65,200	0	0	65,200		
Zone/Land Use 31 Agricultural/Residential			2015	65,200	0	0	65,200		
Secondary Zone			2016	43,400	0	0	43,400		
Topography 2 Rolling			2017	43,400	0	0	43,400		
1.Level 4.Below St 7.Steep			2018	41,400	0	0	41,400		
2.Rolling 5.Low 8.Wet			2019	41,400	0	0	41,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	59,300	172,300	0	231,600		
Utilities 9 No Water/No Sewer			2021	65,300	172,300	24,500	213,100		
1.Public 4.Improve 7.Improve			2022	71,200	189,500	25,000	235,700		
2.Water 5.Improve 8.			2023	78,300	210,200	25,000	263,500		
3.Sewer 6.Improve 9.None			2024	87,800	241,300	25,000	304,100		
Street 1 Paved			2025	107,300	338,000	25,000	420,300		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
Sale Date 9/28/2018			14.Rear Land			%		4.Size/Shape	
Price 242,500			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		6.Restriction	
1.Land 4.Mobile 7.						%		7.Open Space	
2.L & B 5.Other 8.			Square Foot	Square Feet				8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing 9 Unknown			17.Secondary Lot			%		Acres	
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 1 Arms Length Sale						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				34.Frontage	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	2.00	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	0.12	100	%	0	
Verified 5 Public Record			23.Non Conforming			%			
1.Buyer 4.Agent 7.Family			Acres			%			
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)			%			
			Total Acreage		2.12				
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 006-017B

Account 4600

Location 626 WEST 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.HWB	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.F/Stair	8.	
Stories 1 One Story				4.Steam	8.F/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 Alumunum/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	4 Good 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)	1208		
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition	8 Excellent		
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G	
SF Masonry Trim 0				# Rooms	0			2.Fair	5.Avg+	8.Exc	
OPEN-3- 0				# Bedrooms	0			3.Avg-	6.Good	9.Same	
OPEN-4- 0				# Full Baths	2			Phys. % Good	0%		
Year Built 2018				# 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.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e8b57; color: white; padding: 10px 20px; font-size: 2em; font-weight: bold; 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 4 Full Basement											
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 9											
Wet Basement 1 Dry Basement											
1.Dry	4.	7.									
2.Damp	5.	8.									
3.Wet	6.	9.									
Date Inspected											



Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	18	0 0	0	0	% 0	%	1.One Story Fram
68 Wood Deck	0	16	0 0	0	0	% 0	%	2.Two Story Fram
74 AB GR. POOL	2023					%	5,300	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