

SEVIGNY, CODY
DORAIS, LEIA
636 WEST ROAD
WATERBORO ME 04087

B11351P249 B18864P328

Previous Owner
BOURQUE JOSEPH A
BOURQUE, MARGARET
636 WEST ROAD
WATERBORO ME 04087
Sale Date: 11/05/2021

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 70 WEST RD N			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	69,300	173,000	16,000	226,300		
1ST MORTGAGE 0			2013	69,300	173,000	16,000	226,300		
2ND MORTGAGE 0			2014	69,300	173,000	16,000	226,300		
Zone/Land Use 31 Agricultural/Residential			2015	69,300	173,000	16,000	226,300		
Secondary Zone			2016	58,900	173,000	21,000	210,900		
Topography 2 Rolling			2017	58,900	173,000	21,000	210,900		
1.Level 4.Below St 7.Steep			2018	58,900	173,000	26,000	205,900		
2.Rolling 5.Low 8.Wet			2019	58,900	173,000	26,000	205,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,900	173,200	26,000	206,100		
Utilities 9 No Water/No Sewer			2021	64,800	173,200	30,380	207,620		
1.Public 4.Improve 7.Improve			2022	70,700	190,600	31,000	230,300		
2.Water 5.Improve 8.			2023	77,700	211,300	0	289,000		
3.Sewer 6.Improve 9.None			2024	87,100	237,300	0	324,400		
Street 1 Paved			2025	106,600	327,000	0	433,600		
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	
			14.Rear Land					4.Size/Shape	
Sale Date 11/05/2021			15.Misc					5.Access or Rear	
Price 350,000								6.Restriction	
Sale Type 2 Land & Buildings								7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.									
3.Building 6. 9.			16.Regular Lot					Acres	
Financing 9 Unknown			17.Secondary Lot					30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land					31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium					32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement					33.Orchard	
Validity 1 Arms Length Sale			Fract. Acre	Acres/Sites				34.Frontage	
1.Valid 4.Split 7.Renovate									
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.89	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr						
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		1.89				
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 006-018-001

Account 554

Location 636 WEST ROAD

Card 1

Of 1

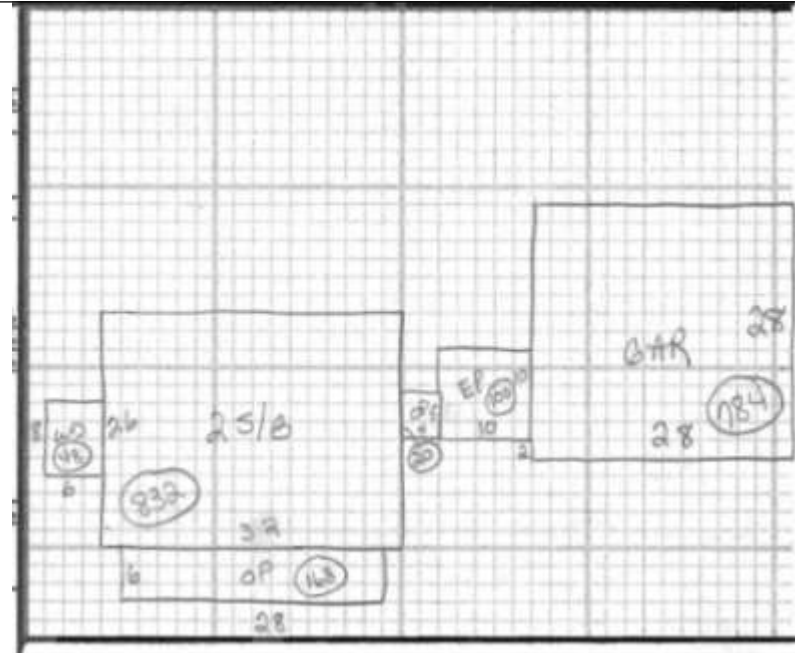
9/23/2024

Building Style	1 Conventional	SF Bsmt Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
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
Dwelling Units	1		2.HWCI	6.GravWA	10.
Other Units	0		3.HWRAD	7.Electric	11.
Stories	2 Two Story		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0%	9 None
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls	8 Alumunum/Vinyl		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 Typical Bath(s)	
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim	0		# Rooms	7	
OPEN-3-	0		# Bedrooms	3	
OPEN-4-	0		# Full Baths	1	
Year Built	2002		# Half Baths	1	
Year Remodeled	0		# Addn Fixtures	0	
Foundation	1 Concrete		# Fireplaces	0	
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; margin-right: 10px;">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	0				
Wet Basement	2 Damp 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
21 Open Frame	0	168	0 0	0	0	0 %	0 %
21 Open Frame	0	20	0 0	0	0	0 %	0 %
68 Wood Deck	0	48	0 0	0	0	0 %	0 %
22 Encl Frame Porch	0	100	0 0	0	0	0 %	0 %
23 Frame Garage	0	784	0 0	0	0	0 %	0 %
						0 %	0 %
						0 %	0 %
						0 %	0 %
						0 %	0 %
						0 %	0 %
						0 %	0 %



- 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