

PERRY AARON TYLER
PERRY, MIRANDA A
756 WEST ROAD
WATERBORO ME 04087

B12153P339 B17442P231 B18650P658

Previous Owner
DAVENPORT JAMES E & LINDA C
ATTN: AARON T PERRY
756 WEST RD
WATERBORO ME 04087
Sale Date: 3/27/2017

Inspection Witnessed By:

X	Date
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	72,800	178,400	10,000	241,200		
1ST MORTGAGE 0			2013	72,800	178,400	10,000	241,200		
2ND MORTGAGE 0			2014	72,800	178,400	10,000	241,200		
Zone/Land Use 31 Agricultural/Residential			2015	72,800	178,400	10,000	241,200		
Secondary Zone			2016	61,400	178,400	15,000	224,800		
Topography 2 Rolling			2017	61,400	178,400	15,000	224,800		
1.Level 4.Below St 7.Steep			2018	61,400	178,400	0	239,800		
2.Rolling 5.Low 8.Wet			2019	61,400	182,900	0	244,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	61,400	183,300	0	244,700		
Utilities 9 No Water/No Sewer			2021	67,600	183,300	0	250,900		
1.Public 4.Improve 7.Improve			2022	73,700	201,600	0	275,300		
2.Water 5.Improve 8.			2023	81,100	223,600	0	304,700		
3.Sewer 6.Improve 9.None			2024	90,900	254,200	25,000	320,100		
Street 1 Paved			2025	112,500	358,100	25,000	445,600		
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			11.Ossipee WF		Frontage	Depth	Factor	Code	
LAND USE 0			12.Arrowhead WF				%		1.Unimproved
BUILDING USE 0			13.Waterfront				%		2.Excess Ftg /De
Sale Data			14.Rear Land				%		3.Topography
Sale Date 3/27/2017			15.Misc				%		4.Size/Shape
Price 243,000							%		5.Access or Rear
Sale Type 2 Land & Buildings							%		6.Restriction
1.Land 4.Mobile 7.			Square Foot	Square Feet					7.Open Space
2.L & B 5.Other 8.			16.Regular Lot				%		8.View/Environ
3.Building 6. 9.			17.Secondary Lot				%		9.Fract Share
Financing 1 Conventional			18.Excess Land				%		Acres
1.Convent 4.Seller 7.			19.Condominium				%		30.Rear (201+)
2.FHA/VA 5.Private 8.			20.Pavement				%		31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown							%		32.Pasture
Validity 1 Arms Length Sale			Fract. Acre	Acreege/Sites					33.Orchard
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	2.00	100	%	0	34.Frontage
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	24	2.11	100	%	0	35.Triangular Lot
3.Distress 6.Exempt 9.			23.Non Conforming				%		36.Commercial
Verified 5 Public Record			Acres				%		37.Softwood
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		39.Hardwood
3.Lender 6.MLS 9.			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
			Total Acreage 4.11						44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

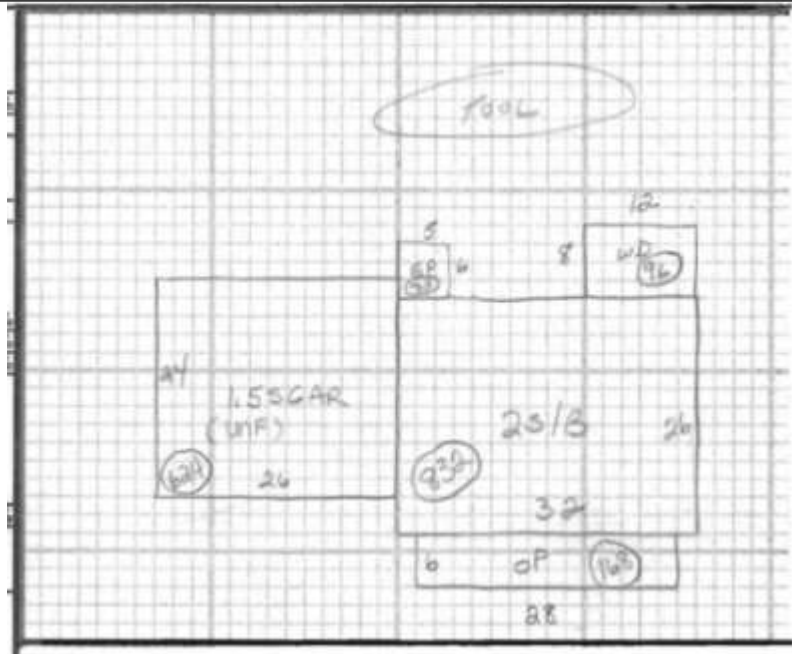
Map Lot 006-020-001A

Account 4392

Location 756 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	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			
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 Aluminum/Vinyl				3.H Pump	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.			
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)			Grade & Factor 3 Average 100%		
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 6			SQFT (Footprint) 832		
OPEN-3- 0				# Bedrooms 3			Condition 7 Very Good		
OPEN-4- 0				# Full Baths 2			1.Poor 4.Avg 7.V G		
Year Built 2002				# Half Baths 0			2.Fair 5.Avg+ 8.Exc		
Year Remodeled 0				# Addn Fixtures 0			3.Avg- 6.Good 9.Same		
Foundation 1 Concrete				# Fireplaces 0			Phys. % Good 0%		
1.Concrete	4.Wood	7.					Funct. % Good 100%		
2.C Block	5.Slab	8.					Functional Code 9 None		
3.Br/Stone	6.Prs/Post	9.					1.Incomp 4.Small 7.Layout		
Basement 4 Full Basement							2.O-Built 5.CDU 8.Other		
1.1/4 Bmt	4.Full Bmt	7.					3.Damage 6.Style 9.None		
2.1/2 Bmt	5.None	8.					Econ. % Good 100%		
3.3/4 Bmt	6.	9.None					Economic Code None		
Bsmt Gar # Cars 0							0.None 3.Services 7.		
Wet Basement 1 Dry Basement							1.Location 4.Traffic 8.		
1.Dry	4.	7.					2.Encroach 9.None 9.		
2.Damp	5.	8.					Entrance Code 9 Rob Sutherland		
3.Wet	6.	9.					1.Interior 4.Vacant 7.		
							2.Refusal 5.Estimate 8.		
							3.Informed 6.Office 9.RS		
							Information Code 9 See Next Year		
							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	
21 Open Frame	0	168	0 0	0	0	0 %	0 %	1.One Story Fram
68 Wood Deck	0	96	0 0	0	0	0 %	0 %	2.Two Story Fram
22 Encl Frame Porch	0	30	0 0	0	0	0 %	0 %	3.Three Story Fr
47 1.50 ST GAR	0	624	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
63 Swimming Pool	2006	392	3 100	7	75	75 %	75 %	5.1 & 3/4 Story
24 Frame Shed	0	384	4 95	5	95	95 %	100 %	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

