

EMERSON, SARAH  
45 CHICK ROAD  
SANFORD ME 04073

B10485P95 B17739P436 B18287P747 B19177P597 B19369P3

Previous Owner  
PROVENCHER, SHAWN  
PO BOX 421

NORTH WATERBORO ME 04061  
Sale Date: 12/28/2023

Previous Owner  
GORDON, MICHAEL S  
GORDON, ERIKA L  
139 CANTERBURY ROAD  
WELLS ME 04090  
Sale Date: 12/29/2022

Previous Owner  
LIBBY, DEVAN E  
LIBBY, SHALAYNA F  
476 OLD MEETING HOUSE RD  
PORTER ME 04068  
Sale Date: 6/26/2020

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
23.1108 - removed 32 acres conveyed to Rench added to 006-027, B19304/P540 -sb  
24.0117 - removed 3.85ac conveyed to Emerson, 006-027C-001, B19369/P1 - 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	119,200	0	0	119,200		
1ST MORTGAGE <b>0</b>			2013	119,200	0	0	119,200		
2ND MORTGAGE <b>0</b>			2014	119,200	0	0	119,200		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	119,200	0	0	119,200		
Secondary Zone			2016	81,200	0	0	81,200		
Topography <b>2 Rolling</b>			2017	81,200	0	0	81,200		
1.Level 4.Below St 7.Steep			2018	81,200	0	0	81,200		
2.Rolling 5.Low 8.Wet			2019	81,200	0	0	81,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	81,200	0	0	81,200		
Utilities <b>9 No Water/No Sewer</b>			2021	89,300	0	0	89,300		
1.Public 4.Improve 7.Improve			2022	97,400	0	0	97,400		
2.Water 5.Improve 8.			2023	107,100	0	0	107,100		
3.Sewer 6.Improve 9.None			2024	120,100	0	0	120,100		
Street <b>1 Paved</b>			2025	80,100	0	0	80,100		
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>12/28/2023</b>			14.Rear Land			%		4.Size/Shape	
Price <b>78,500</b>			15.Misc			%		5.Access or Rear	
Sale Type <b>1 Land Only</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>4 Split/Assemblage</b>			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				33.Orchard	
1.Valid 4.Split 7.Renovate				22	2.00	100	%	0	34.Frontage
2.Related 5.Partial 8.Other			23.Non Conforming	24	2.05	100	%	0	35.Triangular Lot
3.Distress 6.Exempt 9.			<b>Acres</b>			%		36.Commercial	
Verified <b>5 Public Record</b>			24.Excess ( 5-10)			%		37.Softwood	
1.Buyer 4.Agent 7.Family			25.Excess (10+)			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			26.Excess			%		39.Hardwood	
3.Lender 6.MLS 9.			27.Rear (1-100)			%		40.Wasteland	
			28.Rear (101-150)			%		41.Gravel Pit (Ac	
			29.Rear (151-200)			%		42.Mobile Home Si	
			<b>Total Acreage 4.05</b>					43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

**Waterboro**

Map Lot 006-027C


Account 621

Location WEST ROAD

Card 1

Of 1

9/23/2024

Building Style <b>0</b>			SF Bsmt Living <b>0</b>			Layout <b>0</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% 0</b>			3.Not func 6. 9.					
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic <b>0</b>					
Dwelling Units <b>0</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>0</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>0</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>0 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>0</b>			Unfinished % <b>0%</b>					
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor <b>0 0%</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>0</b>			Bath(s) Style <b>0</b>			3.C Grade 6.AA Grade 9.Same					
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint) <b>0</b>					
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition <b>0</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>0</b>			2.Fair 5.Avg+ 8.Exc					
OPEN-3- <b>0</b>			# Bedrooms <b>0</b>			3.Avg- 6.Good 9.Same					
OPEN-4- <b>0</b>			# Full Baths <b>0</b>			Phys. % Good <b>0%</b>					
Year Built <b>0</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>0</b>			# Fireplaces <b>0</b>			1.Incomp 4.Small 7.Layout					
1.Concrete	4.Wood	7.									
2.C Block	5.Slab	8.							2.O-Built 5.CDU 8.Other		
3.Br/Stone	6.Prs/Post	9.							3.Damage 6.Style 9.None		
Basement <b>0</b>									Econ. % Good <b>100%</b>		
1.1/4 Bmt	4.Full Bmt	7.							Economic Code <b>None</b>		
2.1/2 Bmt	5.None	8.							0.None 3.Services 7.		
3.3/4 Bmt	6.	9.None							1.Location 4.Traffic 8.		
Bsmt Gar # Cars <b>0</b>									2.Encroach 9.None 9.		
Wet Basement <b>0</b>									Entrance Code <b>0</b>		
1.Dry	4.	7.							1.Interior 4.Vacant 7.		
2.Damp	5.	8.	2.Refusal 5.Estimate 8.								
3.Wet	6.	9.	3.Informed 6.Office 9.RS								
Date Inspected			Information Code <b>0</b>			1.Owner 4.Agent 7.					
						2.Relative 5.Estimate 8.					
						3.Tenant 6.Other 9.SNY					
<b>Additions, Outbuildings &amp; Improvements</b>								1.One Story Fram			
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	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			