

FEDRIZZI DAVID E
FEDRIZZI, MARGARET E
12 KNIGHT ROAD
EAST WATERBORO ME 04030

B6692P242

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 53 OSS�PEE HILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	97,200	99,600	10,000	186,800		
1ST MORTGAGE 0			2013	97,200	99,600	10,000	186,800		
2ND MORTGAGE 0			2014	97,200	99,600	10,000	186,800		
Zone/Land Use 33 Forest/Agricultural..			2015	97,200	99,600	10,000	186,800		
Secondary Zone			2016	80,900	99,600	15,000	165,500		
Topography 2 Rolling			2017	80,900	99,600	15,000	165,500		
1.Level 4.Below St 7.Steep			2018	80,900	99,600	20,000	160,500		
2.Rolling 5.Low 8.Wet			2019	80,900	99,600	20,000	160,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	80,900	100,100	20,000	161,000		
Utilities 9 No Water/No Sewer			2021	88,900	100,100	24,500	164,500		
1.Public 4.Improve 7.Improve			2022	97,000	110,200	25,000	182,200		
2.Water 5.Improve 8.			2023	106,700	122,200	25,000	203,900		
3.Sewer 6.Improve 9.None			2024	119,700	137,200	25,000	231,900		
Street 3 Gravel			2025	162,600	208,400	25,000	346,000		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 8/27/1993			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet			%		6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	5.00	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	24	10.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming	25	2.00	100	%	0	35.Triangular Lot
Verified			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			Total Acreage		17.00				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improveve

Waterboro

Map Lot 007-013


Account 652

Location 12 KNIGHT ROAD

Card 1

Of 1

9/23/2024

Building Style	8 Log Home			SF Bsmt Living	316			Layout	1 Typical							
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	3 100			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.HWBB	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.FI/Stair	8.							
Stories 4 One & 1/2 Story			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	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 9 Other			3.H Pump	6.	9.None		3.Capped			6. 9.None						
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style 1 Modern			Unfinished % 0%									
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.		Grade & Factor 3 Average 110%								
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) 0								
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition 6 Good								
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G						
SF Masonry Trim 0			# Rooms 6						2.Fair	5.Avg+	8.Exc					
OPEN-3- 0			# Bedrooms 3						3.Avg-	6.Good	9.Same					
OPEN-4- 0			# Full Baths 3						Phys. % Good 0%							
Year Built 2002			# 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.					2.O-Built			5.CDU	8.Other					
2.C Block	5.Slab	8.					3.Damage			6.Style	9.None					
3.Br/Stone	6.Prs/Post	9.					Econ. % Good 100%									
Basement 4 Full Basement							Economic Code None									
1.1/4 Bmt	4.Full Bmt	7.					0.None			3.Services	7.					
2.1/2 Bmt	5.None	8.					1.Location			4.Traffic	8.					
3.3/4 Bmt	6.	9.None					2.Encroach			9.None	9.					
Bsmt Gar # Cars 0							Entrance Code 3 Information Only									
Wet Basement 1 Dry Basement							1.Interior			4.Vacant	7.					
1.Dry	4.	7.					2.Refusal			5.Estimate	8.					
2.Damp	5.	8.		3.Informed			6.Office	9.RS								
3.Wet	6.	9.		Information Code 3 Tenant												
						1.Owner			4.Agent	7.						
						2.Relative			5.Estimate	8.						
						3.Tenant			6.Other	9.SNY						

Date Inspected 10/27/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	96	0 0	0	0	0 %	0 %	1.One Story Fram
68 Wood Deck	0	114	0 0	0	0	0 %	0 %	2.Two Story Fram
1 One Story Frame	0	36	0 0	0	0	0 %	0 %	3.Three Story Fr
37 Unfin Basement	0	36	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
63 Swimming Pool	2000	1056	3 100	4	95	100 %	100 %	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

