

BEAN, ANGELA  
BEAN, BRAD  
13 OLD ALFRED ROAD  
EAST WATERBORO ME 04030

B5877P1 B18979P59

Previous Owner  
BEAN NANCY  
13 OLD ALFRED ROAD

EAST WATERBORO ME 04030  
Sale Date: 3/09/2022

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>48 OLD ALFRED RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	68,300	123,800	16,000	176,100		
1ST MORTGAGE <b>0</b>			2013	68,300	123,800	16,000	176,100		
2ND MORTGAGE <b>0</b>			2014	68,300	123,800	16,000	176,100		
Zone/Land Use <b>21 Village</b>			2015	68,300	123,800	16,000	176,100		
Secondary Zone			2016	58,100	123,800	21,000	160,900		
Topography <b>2 Rolling</b>			2017	58,100	123,800	21,000	160,900		
1.Level 4.Below St 7.Steep			2018	58,100	123,800	26,000	155,900		
2.Rolling 5.Low 8.Wet			2019	58,100	123,800	26,000	155,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,100	123,800	26,000	155,900		
Utilities <b>9 No Water/No Sewer</b>			2021	63,900	123,800	30,380	157,320		
1.Public 4.Improve 7.Improve			2022	69,700	136,200	31,000	174,900		
2.Water 5.Improve 8.			2023	76,700	151,000	0	227,700		
3.Sewer 6.Improve 9.None			2024	86,000	170,500	25,000	231,500		
Street <b>1 Paved</b>			2025	105,100	238,600	25,000	318,700		
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	
			14.Rear Land					4.Size/Shape	
Sale Date <b>3/09/2022</b>			15.Misc					5.Access or Rear	
Price								6.Restriction	
Sale Type <b>2 Land &amp; Buildings</b>								7.Open Space	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.View/Environ	
2.L & B 5.Other 8.				16.Regular Lot				9.Fract Share	
3.Building 6. 9.			17.Secondary Lot						
Financing <b>9 Unknown</b>			18.Excess Land					30.Rear (201+)	
1.Convent 4.Seller 7.			19.Condominium					31.Tillable/Horti	
2.FHA/VA 5.Private 8.			20.Pavement					32.Pasture	
3.Assumed 6.Cash 9.Unknown								33.Orchard	
Validity <b>2 Related Parties</b>			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				34.Frontage	
1.Valid 4.Split 7.Renovate				21	1.65	100	0	35.Triangular Lot	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr					36.Commercial	
3.Distress 6.Exempt 9.			23.Non Conforming					37.Softwood	
Verified <b>5 Public Record</b>								38.Mixed Wood	
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)					39.Hardwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)					40.Wasteland	
3.Lender 6.MLS 9.			26.Excess					41.Gravel Pit (Ac	
			27.Rear (1-100)					42.Mobile Home Si	
			28.Rear (101-150)					43.Condo Site	
			29.Rear (151-200)					44.Utility ROW	
			<b>Total Acreage 1.65</b>					45.Camp Lot	
								46.Site Improve	

# Waterboro

Map Lot 007-053

Account 699

Location 13 OLD ALFRED ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>1 Conventional</b>			SF Bsmt Living	<b>0</b>			Layout	<b>1 Typical</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% 1 Hot Water BB</b>			3.Not func	6.	9.							
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat		<b>Attic 5 Floor &amp; Stairs</b>									
Dwelling Units <b>1</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>2 Two Story</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>			<b>Insulation 1 Full</b>									
2.2	5.1.75	8.		1.Refrig	4.W&C Air			7.	1.Full	4.Minimal							
3.3	6.2.50	9.		2.Evapor	5.			8.	2.Heavy	5.Unk							
Exterior Walls <b>1 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>2 Typical</b>										
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete			7.	<b>Grade &amp; Factor 3 Average 100%</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							
Roof Surface <b>1 Asphalt Shingles</b>			Bath(s) Style			<b>2 Typical Bath(s)</b>			3.C Grade			6.AA Grade	9.Same				
1.Asphalt	4.Composit		7.	1.Modern	4.Obsolete			7.	<b>SQFT (Footprint) 776</b>								
2.Slate	5.Wood	8.		2.Typical	5.			8.	<b>Condition 4 Average</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>8</b>						2.Fair	5.Avg+						
OPEN-3- <b>0</b>			# Bedrooms	<b>3</b>						3.Avg-	6.Good						
OPEN-4- <b>0</b>			# Full Baths	<b>1</b>						Phys. % Good <b>0%</b>							
Year Built <b>1890</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>3 Brick &amp;/or Stone</b>			# Fireplaces	<b>0</b>						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: #2e7d32; color: white; padding: 10px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>			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 <b>100%</b>			Economic Code <b>None</b>							
Basement <b>4 Full Basement</b>										0.None	3.Services						
1.1/4 Bmt	4.Full Bmt	7.											1.Location	4.Traffic			
2.1/2 Bmt	5.None	8.											2.Encroach	9.None			
3.3/4 Bmt	6.	9.None											Entrance Code <b>5 Estimated</b>				
Bsmt Gar # Cars <b>0</b>													1.Interior	4.Vacant			
Wet Basement <b>1 Dry Basement</b>													2.Refusal	5.Estimate			
1.Dry	4.	7.											Information Code <b>5 Estimate</b>				
2.Damp	5.	8.								1.Owner	4.Agent						
3.Wet	6.	9.								2.Relative	5.Estimate						
												3.Tenant	6.Other				
												9.SNY					

Date Inspected 10/28/2005

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	88	0 0	0	0	0	% 0	1.One Story Fram
37 Unfin Basement	0	88	0 0	0	0	0	% 0	2.Two Story Fram
1 One Story Frame	0	361	0 0	0	0	0	% 0	3.Three Story Fr
21 Open Frame	0	160	0 0	0	0	0	% 0	4.1 & 1/2 Story
24 Frame Shed	0	198	0 0	0	0	0	% 0	5.1 & 3/4 Story
156 1.25 ST BARN	0	744	3 100	4	50	% 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

