

ROBITAILLE DANNY L
140 OLD ALFRED ROAD
EAST WATERBORO ME 04030

B10467P218 B15075P61

Previous Owner
BOILARD DONALD G & RUTH H
140 OLD ALFRED ROAD

EAST WATERBORO ME 04030
Sale Date: 2/01/2007

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 48 OLD ALFRED RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	67,000	113,500	10,000	170,500		
1ST MORTGAGE 0			2013	67,000	113,500	10,000	170,500		
2ND MORTGAGE 0			2014	67,000	113,500	10,000	170,500		
Zone/Land Use 11 Residential			2015	67,000	113,500	10,000	170,500		
Secondary Zone			2016	56,900	107,800	15,000	149,700		
Topography 2 Rolling			2017	56,900	107,800	15,000	149,700		
1.Level 4.Below St 7.Steep			2018	56,900	107,800	20,000	144,700		
2.Rolling 5.Low 8.Wet			2019	56,900	107,800	20,000	144,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	56,900	107,800	20,000	144,700		
Utilities 9 No Water/No Sewer			2021	62,600	107,800	24,500	145,900		
1.Public 4.Improve 7.Improve			2022	68,300	118,600	25,000	161,900		
2.Water 5.Improve 8.			2023	75,100	131,500	25,000	181,600		
3.Sewer 6.Improve 9.None			2024	84,200	148,600	25,000	207,800		
Street 1 Paved			2025	92,700	193,200	25,000	260,900		
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 2/01/2007			14.Rear Land				%		3.Topography
Price 232,900			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot		Square Feet				7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 1 Conventional			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreege/Sites				33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	0.08	100	%	0	35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			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		1.08				44.Utility ROW
									45.Camp Lot
									46.Site Improve


Waterboro

Map Lot 007-061C

Account 761

Location 140 OLD ALFRED ROAD

Card 1 Of 1 9/23/2024

Building Style	2 Ranch	SF Bsm't Living	720	Layout	1 Typical
1.Conv	5.Garr/Col 9.Other	Fin Bsm't Grade	3 110	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%	8 Floor/Wall Unit M	
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 1 One 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 1 Modern		Insulation 1 Full	
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)		Unfinished % 0%	
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	Grade & Factor 3 Average 110%	
OPEN-3- 0		# Bedrooms	3	1.E Grade 4.B Grade 7.AAA Grad	
OPEN-4- 0		# Full Baths	1	2.D Grade 5.A Grade 8.	
Year Built 1979		# Half Baths	0	3.C Grade 6.AA Grade 9.Same	
Year Remodeled 0		# Addn Fixtures	0	SQFT (Footprint) 960	
Foundation 1 Concrete		# Fireplaces	0	Condition 4 Average	
1.Concrete	4.Wood 7.				
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				
Bsm't Gar # Cars 0					
Wet Basement 1 Dry Basement					
1.Dry	4. 7.				
2.Damp	5. 8.				
3.Wet	6. 9.				
Date Inspected 10/28/2005		Phys. % Good 0%			
		Funct. % Good 100%			
		Functional Code 9 None			
		1.Incomp 4.Small 7.Layout			
		2.O-Built 5.CDU 8.Other			
		3.Damage 6.Style 9.None			
		Econ. % Good 100%			
		Economic Code None			
		0.None 3.Services 7.			
		1.Location 4.Traffic 8.			
		2.Encroach 9.None 9.			
		Entrance Code 1 Interior Inspect			
		1.Interior 4.Vacant 7.			
		2.Refusal 5.Estimate 8.			
		3.Informed 6.Office 9.RS			
		Information Code 1 Owner			
		1.Owner 4.Agent 7.			
		2.Relative 5.Estimate 8.			
		3.Tenant 6.Other 9.SNY			

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	80	0 0	0	0	% 0	%	1.One Story Fram
23 Frame Garage	0	576	0 0	0	0	% 0	%	2.Two Story Fram
22 Encl Frame Porch	0	25	0 0	0	0	% 0	%	3.Three Story Fr
24 Frame Shed	0	80	0 0	0	0	% 0	%	4.1 & 1/2 Story
24 Frame Shed	0	80	0 0	0	0	% 0	%	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

