

CYR MARK A & BETH
25 LOTS A ROCK LANE
EAST WATERBORO ME 04030

B4308P301

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 44 TOWNHOUSE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	58,700	186,300	10,000	235,000		
1ST MORTGAGE 0			2013	58,700	186,300	10,000	235,000		
2ND MORTGAGE 0			2014	58,700	186,300	10,000	235,000		
Zone/Land Use 31 Agricultural/Residential			2015	58,700	186,300	10,000	235,000		
Secondary Zone			2016	49,500	175,900	15,000	210,400		
Topography 2 Rolling			2017	49,500	175,900	15,000	210,400		
1.Level 4.Below St 7.Steep			2018	49,500	175,900	20,000	205,400		
2.Rolling 5.Low 8.Wet			2019	49,500	175,900	20,000	205,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	49,500	175,900	20,000	205,400		
Utilities 9 No Water/No Sewer			2021	54,400	175,900	24,500	205,800		
1.Public 4.Improve 7.Improve			2022	59,400	193,500	25,000	227,900		
2.Water 5.Improve 8.			2023	65,300	214,600	25,000	254,900		
3.Sewer 6.Improve 9.None			2024	73,200	241,000	25,000	289,200		
Street 9 TG PLAN YEAR			2025	87,700	307,700	25,000	370,400		
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					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF					1.Unimproved	
BUILDING USE 0			12.Arrowhead WF					2.Excess Ftg /De	
Sale Data			13.Waterfront					3.Topography	
Sale Date			14.Rear Land					4.Size/Shape	
Price			15.Misc					5.Access or Rear	
Sale Type			Square Foot		Square Feet			6.Restriction	
1.Land 4.Mobile 7.			16.Regular Lot					7.Open Space	
2.L & B 5.Other 8.			17.Secondary Lot					8.View/Environ	
3.Building 6. 9.			18.Excess Land					9.Fract Share	
Financing			19.Condominium					Acres	
1.Convent 4.Seller 7.			20.Pavement					30.Rear (201+)	
2.FHA/VA 5.Private 8.			Fract. Acre		Acreege/Sites			31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			21.Homesite (Frac	21	2.00	80 %	5	32.Pasture	
Validity			22.Vacant Lot (Fr	26	2.00	100 %	0	33.Orchard	
1.Valid 4.Split 7.Renovate			23.Non Conforming					34.Frontage	
2.Related 5.Partial 8.Other			Acres					35.Triangular Lot	
3.Distress 6.Exempt 9.			24.Excess (5-10)					36.Commercial	
Verified			25.Excess (10+)					37.Softwood	
1.Buyer 4.Agent 7.Family			26.Excess					38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			27.Rear (1-100)					39.Hardwood	
3.Lender 6.MLS 9.			28.Rear (101-150)					40.Wasteland	
			29.Rear (151-200)					41.Gravel Pit (Ac	
			Total Acreege		4.00			42.Mobile Home Si	
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 008-020A


Account 899

Location 25 LOTS A ROCK LANE

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% 5 Force Warm Air	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	1 Wood Siding	3.H Pump	6. 9.None	3.Capped	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.	Grade & Factor	3 Average 100%
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)	1044
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	4 Average
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G
SF Masonry Trim	0	# Rooms	8	2.Fair	5.Avg+ 8.Exc
OPEN-3-	0	# Bedrooms	3	3.Avg-	6.Good 9.Same
OPEN-4-	0	# Full Baths	2	Phys. % Good	0%
Year Built	1965	# Half Baths	0	Funct. % Good	100%
Year Remodeled	1995	# Addn Fixtures	0	Functional Code	9 None
Foundation	1 Concrete	# Fireplaces	0	1.Incomp	4.Small 7.Layout
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				
Bsmt Gar # Cars	0				
Wet Basement	1 Dry Basement				
1.Dry	4. 7.				
2.Damp	5. 8.				
3.Wet	6. 9.				
Date Inspected					

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	0	528	0 0	0	0	0 %	0 %	1.One Story Fram
23 Frame Garage	0	720	0 0	0	0	0 %	0 %	2.Two Story Fram
2 Two Story Frame	0	576	0 0	0	0	0 %	0 %	3.Three Story Fr
103 MH CONC. SLAB	0	576	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
4 1 & 1/2 Story Fr	0	176	0 0	0	0	0 %	0 %	5.1 & 3/4 Story
21 Open Frame	0	240	0 0	0	0	0 %	0 %	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

