

POISSON, STEVEN C & JANICE M, TRUSTEES  
 THE TERRE HAUTE FARM TRUST  
 PO BOX 456  
 NORTH WATERBORO ME 04061

B10149P69 B19362P603

Previous Owner  
 POISSON STEVEN C  
 POISSON, JANICE M  
 PO BOX 456  
 NORTH WATERBORO ME 04061  
 Sale Date: 12/13/2023

Inspection Witnessed By:

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

Notes:  
 TG APP 2015

**Waterboro**

Property Data			Assessment Record						
Neighborhood <b>68 ROSS CORNER RD W</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	117,000	217,400	10,000	324,400		
1ST MORTGAGE <b>0</b>			2013	117,000	217,400	10,000	324,400		
2ND MORTGAGE <b>0</b>			2014	117,000	217,400	10,000	324,400		
Zone/Land Use <b>33 Forest/Agricultural..</b>			2015	117,000	217,400	10,000	324,400		
Secondary Zone			2016	102,600	217,400	15,000	305,000		
Topography <b>2 Rolling</b>			2017	102,600	217,400	15,000	305,000		
1.Level 4.Below St 7.Steep			2018	102,600	217,400	20,000	300,000		
2.Rolling 5.Low 8.Wet			2019	102,600	217,400	20,000	300,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	102,600	218,400	20,000	301,000		
Utilities <b>9 No Water/No Sewer</b>			2021	112,900	218,400	24,500	306,800		
1.Public 4.Improve 7.Improve			2022	123,200	240,200	25,000	338,400		
2.Water 5.Improve 8.			2023	135,500	266,400	25,000	376,900		
3.Sewer 6.Improve 9.None			2024	151,900	299,200	25,000	426,100		
Street <b>1 Paved</b>			2025	223,100	407,200	25,000	605,300		
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>12/13/2023</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.								9.Fract Share	
3.Building 6. 9.			16.Regular Lot					<b>Acres</b>	
Financing <b>9 Unknown</b>			17.Secondary Lot					30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land					31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium					32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement					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.Homesite (Frac	21	5.00	100 %	0	35.Triangular Lot
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	24	10.00	100 %	0	36.Commercial	
3.Distress 6.Exempt 9.			23.Non Conforming	25	20.00	100 %	0	37.Softwood	
Verified <b>5 Public Record</b>			<b>Acres</b>	26	33.54	100 %	0	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)	<b>Total Acreege 68.54</b>				42.Mobile Home Si	
			28.Rear (101-150)					43.Condo Site	
			29.Rear (151-200)					44.Utility ROW	
				45.Camp Lot					
				46.Site Improve					

# Waterboro

Map Lot 009-010F


Account 1041

Location 42 FIELDCREST DRIVE

Card 1

Of 1

9/23/2024

Building Style	<b>4 Cape Cod</b>	SF Bsmt Living	<b>0</b>	Layout	<b>1 Typical</b>				
1.Conv	5.Garr/Col	Fin Bsmt Grade	<b>0 0</b>	1.Typical	4. 7.				
2.Ranch	6.Split	OPEN 5 OPTIONAL <b>0</b>		2.Inadeq	5. 8.				
3.R Ranch	7.Contemp/	Heat Type	<b>100% 1 Hot Water BB</b>	3.Not func	6. 9.				
4.Cape	8.Log	1.HWBB	5.FWA	Attic <b>9 None</b>					
Dwelling Units <b>1</b>		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin				
Other Units <b>0</b>		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair				
Stories <b>5 One &amp; 3/4 Story</b>		4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi				
1.1	4.1.50	Cool Type <b>0%</b>		Insulation <b>1 Full</b>					
2.2	5.1.75	1.Refrig	<b>9 None</b>		1.Full				
3.3	6.2.50	2.Evapor	4.W&C Air	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	Kitchen Style <b>1 Modern</b>		Unfinished % <b>0%</b>					
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor <b>3 Average 110%</b>					
2.Wd Sh	6.Br/St	2.Typical	5. 8.	1.E Grade	4.B Grade				
3.Compos.	7.Nov	3.Old Type	6. 9.None	2.D Grade	5.A Grade				
Roof Surface <b>1 Asphalt Shingles</b>		Bath(s) Style <b>1 Modern Bath(s)</b>		3.C Grade	6.AA Grade				
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint) <b>612</b>					
2.Slate	5.Wood	2.Typical	5. 8.	Condition <b>7 Very Good</b>					
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg				
SF Masonry Trim <b>0</b>		# Rooms	<b>6</b>	2.Fair	5.Avg+				
OPEN-3- <b>0</b>		# Bedrooms	<b>1</b>	3.Avg-	6.Good				
OPEN-4- <b>0</b>		# Full Baths	<b>1</b>	Phys. % Good <b>0%</b>					
Year Built <b>2005</b>		# Half Baths	<b>1</b>	Funct. % Good <b>100%</b>					
Year Remodeled <b>0</b>		# Addn Fixtures	<b>0</b>	Functional Code <b>9 None</b>					
Foundation <b>1 Concrete</b>		# Fireplaces	<b>0</b>	1.Incomp	4.Small				
1.Concrete	4.Wood								
2.C Block	5.Slab					3.O-Built		5.CDU	
3.Br/Stone	6.Prs/Post					3.Damage		6.Style	
Basement <b>4 Full Basement</b>						Econ. % Good <b>100%</b>		Economic Code <b>None</b>	
1.1/4 Bmt	4.Full Bmt					0.None		3.Services	
2.1/2 Bmt	5.None					1.Location		4.Traffic	
3.3/4 Bmt	6. 9.None					2.Encroach		9.None	
Bsmt Gar # Cars <b>0</b>						Entrance Code <b>5 Estimated</b>		1.Interior	
Wet Basement <b>1 Dry Basement</b>						1.Owner		4.Agent	
1.Dry	4. 7.					2.Relative		5.Estimate	
2.Damp	5. 8.	3.Tenant		6.Other					
3.Wet	6. 9.			9.SNY					

Date Inspected 12/02/2005

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	168	0 0	0	0	0 %	0 %	1.One Story Fram
37 Unfin Basement	0	168	0 0	0	0	0 %	0 %	2.Two Story Fram
1 One Story Frame	0	168	0 0	0	0	0 %	0 %	3.Three Story Fr
37 Unfin Basement	0	168	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
21 Open Frame	0	56	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
68 Wood Deck	0	228	0 0	0	0	0 %	0 %	21.Open Frame Por
47 1.50 ST GAR	0	768	0 0	0	0	0 %	0 %	22.Encl Frame Por
156 1.25 ST BARN	0	1152	0 0	0	0	0 %	0 %	23.Frame Garage
						%	%	24.Frame Shed
								25.Frame Bay Wind
								26.15Fr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic

