

CONLEY, STEPHEN
CONLEY, JULIE
622 ROSS CORNER ROAD
WATERBORO ME 04087

B12702P196 B18022P179 B18996P491

Previous Owner
CAPENER BRENT
CAPENER, KELLY S
622 ROSS CORNER ROAD
WATERBORO ME 04087
Sale Date: 8/16/2019

Inspection Witnessed By:

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

Notes:
20.0624 - added 14x22 deck -sb
22.1108 - Revocable Transfer On Death Deed from Stephen Conley to Emily Varney and Kelly Conley 18996/491 -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 71 ROSS CORNER RD E			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	78,900	242,400	10,000	311,300		
1ST MORTGAGE 0			2013	78,900	242,400	10,000	311,300		
2ND MORTGAGE 0			2014	78,900	242,400	10,000	311,300		
Zone/Land Use 31 Agricultural/Residential			2015	78,900	242,400	10,000	311,300		
Secondary Zone			2016	66,700	242,400	15,000	294,100		
Topography 1 Level 2 Rolling			2017	66,700	242,400	15,000	294,100		
1.Level 4.Below St 7.Steep			2018	66,700	242,400	20,000	289,100		
2.Rolling 5.Low 8.Wet			2019	66,700	242,400	20,000	289,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	66,700	242,400	20,000	289,100		
Utilities 9 No Water/No Sewer			2021	73,300	246,400	0	319,700		
1.Public 4.Improve 7.Improve			2022	80,000	271,100	0	351,100		
2.Water 5.Improve 8.			2023	88,000	300,700	25,000	363,700		
3.Sewer 6.Improve 9.None			2024	98,600	337,600	25,000	411,200		
Street 1 Paved			2025	119,100	444,600	25,000	538,700		
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	
			14.Rear Land			%		4.Size/Shape	
Sale Date 8/16/2019			15.Misc			%		5.Access or Rear	
Price 265,000						%		6.Restriction	
Sale Type 2 Land & Buildings						%		7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.				16.Regular Lot			%	9.Fract Share	
3.Building 6. 9.			17.Secondary Lot			%			
Financing 9 Unknown			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 1 Arms Length Sale						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	5.00	100 %	0	36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	1.67	100 %	0	37.Softwood	
Verified 5 Public Record			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			Total Acreage		6.67				
						46.Site Improve			

Waterboro

Map Lot 009-014-007

Account 977

Location 622 ROSS CORNER ROAD

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% 1 Hot Water BB			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic	0			
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 2 Two 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 8 Aluminum/Vinyl				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 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) 1344				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition 7 Very Good				
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 2003				# Half Baths 0			Funct. % Good 100%				
Year Remodeled 0				# Addn Fixtures 1			Functional Code 9 None				
Foundation 1 Concrete				# Fireplaces 0			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: #008080; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>							
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				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
23 Frame Garage	2005	728	0 0	0	0 %	0 %	
21 Open Frame	2005	32	0 0	0	0 %	0 %	
68 Wood Deck	2019	308	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 1.One Story Fram
- 2.Two Story Fram
- 3.Three Story Fr
- 4.1 & 1/2 Story
- 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