

MACDONALD, ERICA D
652 ROSS CORNER ROAD
WATERBORO ME 04087

B13165P336 B17589P48

Previous Owner
LEHMAN KIRK AND P LEA
ATTN: ERICA D LEPAGE
652 ROSS CORNER ROAD
WATERBORO ME 04087
Sale Date: 10/24/2017

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 68 ROSS CORNER RD W			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	69,100	171,500	0	240,600		
1ST MORTGAGE 0			2013	69,100	171,500	0	240,600		
2ND MORTGAGE 0			2014	69,100	171,500	0	240,600		
Zone/Land Use 31 Agricultural/Residential			2015	69,100	171,500	0	240,600		
Secondary Zone			2016	58,700	171,500	0	230,200		
Topography 2 Rolling			2017	58,700	171,500	0	230,200		
1.Level 4.Below St 7.Steep			2018	58,700	171,500	0	230,200		
2.Rolling 5.Low 8.Wet			2019	58,700	171,500	0	230,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,700	171,800	0	230,500		
Utilities 9 No Water/No Sewer			2021	64,600	171,800	0	236,400		
1.Public 4.Improve 7.Improve			2022	70,500	189,000	0	259,500		
2.Water 5.Improve 8.			2023	77,500	209,600	0	287,100		
3.Sewer 6.Improve 9.None			2024	86,900	235,400	0	322,300		
Street 1 Paved			2025	106,300	319,700	0	426,000		
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 10/24/2017			15.Misc			%		5.Access or Rear	
Price 228,000						%		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.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		Acres	
Financing 9 Unknown			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 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	1.84	100	%	0	36.Commercial
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		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 1.84						46.Site Improve

Waterboro

Map Lot 009-014D-001


Account 1057

Location 652 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 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 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 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) 864				
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 4			3.Avg- 6.Good 9.Same					
OPEN-4- 0				# Full Baths 2			Phys. % Good 0%					
Year Built 2004				# Half Baths 1			Funct. % Good 100%					
Year Remodeled 0				# Addn Fixtures 0			Functional Code 9 None					
Foundation 1 Concrete				# Fireplaces 0			1.Incomp 4.Small 7.Layout					
1.Concrete	4.Wood	7.									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 100%	
Basement 4 Full Basement											Economic Code None	
1.1/4 Bmt	4.Full Bmt	7.									0.None 3.Services 7.	
2.1/2 Bmt	5.None	8.									1.Location 4.Traffic 8.	
3.3/4 Bmt	6.	9.None									2.Encroach 9.None 9.	
Bsmt Gar # Cars 0											Entrance Code 5 Estimated	
Wet Basement 1 Dry Basement											1.Interior 4.Vacant 7.	
1.Dry	4.	7.									2.Refusal 5.Estimate 8.	
2.Damp	5.	8.		3.Informed 6.Office 9.RS								
3.Wet	6.	9.		Information Code 5 Estimate								
				1.Owner 4.Agent 7.								
				2.Relative 5.Estimate 8.								
				3.Tenant 6.Other 9.SNY								

Date Inspected 12/01/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	0	576	0 0	0	0	0	0	1.One Story Fram
62 Patio	0	420	0 0	0	0	0	0	2.Two Story Fram
68 Wood Deck	0	80	0 0	0	0	0	0	3.Three Story Fr
69 Hot tub #	0	1	0 0	0	0	0	0	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

