

RILEY, SUSAN L
642 ROSS CORNER ROAD
WATERBORO ME 04087

B12536P56 B17460P871 B18849P567 B19081P899

Previous Owner
SMALL, MARK D
642 ROSS CORNER ROAD

WATERBORO ME 04087
Sale Date: 7/29/2022

Previous Owner
WNEK GARY
1665 NW SHERWOOD ST

BREMERTON WA 98311-8941
Sale Date: 10/22/2021

Previous Owner
PIERCE ROBIN A
ATTN: GARY WNEK
642 ROSS CORNER ROAD
WATERBORO ME 04087
Sale Date: 4/27/2017

Inspection Witnessed By:

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

Notes:

Property Data			Assessment Record						
Neighborhood 68 ROSS CORNER RD W			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	69,100	101,100	10,000	160,200		
1ST MORTGAGE 0			2013	69,100	101,100	10,000	160,200		
2ND MORTGAGE 0			2014	69,100	101,100	10,000	160,200		
Zone/Land Use 31 Agricultural/Residential			2015	69,100	101,100	10,000	160,200		
Secondary Zone			2016	58,700	101,100	15,000	144,800		
Topography 2 Rolling			2017	58,700	101,100	15,000	144,800		
1.Level 4.Below St 7.Steep			2018	58,700	101,100	20,000	139,800		
2.Rolling 5.Low 8.Wet			2019	58,700	101,100	0	159,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,700	101,100	0	159,800		
Utilities 9 No Water/No Sewer			2021	64,600	101,100	0	165,700		
1.Public 4.Improve 7.Improve			2022	70,500	111,300	0	181,800		
2.Water 5.Improve 8.			2023	77,500	123,400	0	200,900		
3.Sewer 6.Improve 9.None			2024	86,900	139,200	0	226,100		
Street 1 Paved			2025	106,300	187,500	25,000	268,800		
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 7/29/2022			15.Misc			%		5.Access or Rear	
Price 315,000						%		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-003

Account 1059

Location 642 ROSS CORNER ROAD

Card 1 Of 1

9/23/2024

Building Style	2 Ranch	SF Bsmt Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL		0
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	1 Hot Water BB
4.Cape	8.Log	12.	1.HWB	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		2 Typical
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)
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	
OPEN-3-		0	# Bedrooms	3	
OPEN-4-		0	# Full Baths	1	
Year Built		2004	# Half Baths	1	
Year Remodeled		0	# Addn Fixtures	0	
Foundation		1 Concrete	# Fireplaces	0	
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 12/01/2005

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	0	96	0 0	0	0	0	0
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

Attic	9 None		
1.1/4 Fin	4.Full Fin	7.1/4 Unfi	
2.1/2 Fin	5.F/Stair	8.	
3.3/4 Fin	6.1/2 Unfi	9.None	
Insulation		1 Full	
1.Full	4.Minimal	7.	
2.Heavy	5.Unk	8.	
3.Capped	6.	9.None	
Unfinished %		0%	
Grade & Factor		3 Average 100%	
1.E Grade	4.B Grade	7.AAA Grad	
2.D Grade	5.A Grade	8.	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)		960	
Condition		7 Very Good	
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
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		5 Estimated	
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Office	9.RS	
Information Code		5 Estimate	
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.SNY	

