

FRATICELLI, JOHN J
FRATICELLI, GINA
3 PARKER DRIVE
WATERBORO ME 04087

B7708P85 B14828P642 B17694P32 B17738P874 B18938P785

Previous Owner
SCICHILONE, RAYMOND J
SCICHILONE, CAROL A
1101 WEST ROAD
WATERBORO ME 04087
Sale Date: 2/28/2022

Previous Owner
SCICHILONE, RAYMOND & CAROL (JT)
DILLON, SHARON & PRESTI, SUSAN
1101 WEST RD
WATERBORO ME 04087
Sale Date: 1/25/2022

Previous Owner
SCICHILONE RAYMOND & CAROL
1101 WEST RD

WATERBORO ME 04087
Sale Date: 6/22/2018

Inspection Witnessed By:

| X | Date |
|----------|-------------|
| No./Date | Description |
| | Date Insp. |
| | |
| | |
| | |

Notes:
22.0706 - changed acres to 5.71 to include 1.84 acres conveyed to Stickney in error -sb

Waterboro

| Property Data | | | Assessment Record | | | | | | |
|--|--|--|----------------------|-------------|----------------------|--------------|------------------|-------------------|------------------------|
| Neighborhood 70 WEST RD N | | | Year | Land | Buildings | Exempt | Total | | |
| Tree Growth Year 0 | | | 2012 | 55,100 | 125,100 | 0 | 180,200 | | |
| 1ST MORTGAGE 0 | | | 2013 | 55,100 | 125,100 | 0 | 180,200 | | |
| 2ND MORTGAGE 0 | | | 2014 | 55,100 | 125,100 | 0 | 180,200 | | |
| Zone/Land Use 31 Agricultural/Residential | | | 2015 | 55,100 | 125,100 | 0 | 180,200 | | |
| Secondary Zone | | | 2016 | 46,400 | 117,900 | 0 | 164,300 | | |
| Topography 2 Rolling 8 Wet Area | | | 2017 | 46,400 | 117,900 | 0 | 164,300 | | |
| 1.Level 4.Below St 7.Steep | | | 2018 | 46,400 | 117,900 | 0 | 164,300 | | |
| 2.Rolling 5.Low 8.Wet | | | 2019 | 46,400 | 117,900 | 0 | 164,300 | | |
| 3.Above St 6.Swampy 9.Lev/Roll | | | 2020 | 46,400 | 119,200 | 0 | 165,600 | | |
| Utilities 9 No Water/No Sewer | | | 2021 | 51,100 | 119,200 | 0 | 170,300 | | |
| 1.Public 4.Improve 7.Improve | | | 2022 | 55,700 | 131,100 | 0 | 186,800 | | |
| 2.Water 5.Improve 8. | | | 2023 | 63,800 | 145,400 | 0 | 209,200 | | |
| 3.Sewer 6.Improve 9.None | | | 2024 | 71,500 | 163,300 | 0 | 234,800 | | |
| Street 3 Gravel | | | 2025 | 84,100 | 205,600 | 0 | 289,700 | | |
| 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 2/28/2022 | | | 15.Misc | | | % | | 5.Access or Rear | |
| Price 400,000 | | | | | | % | | 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 | | | % | | Acres | |
| 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 | 2.00 | 75 % | 5 | 36.Commercial | |
| 3.Distress 6.Exempt 9. | | | 22.Vacant Lot (Fr | 26 | 3.71 | 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 | | 5.71 | | | 46.Site Improve | |

Waterboro

Map Lot 009-018-004

Account 985

Location 3 PARKER DRIVE

Card 1 Of 1 9/23/2024

| | | | | | | | | | |
|------------------------------|----------------------------|------------|--|-------------------------------------|-------------|-----------------------|--------------------------|----------|----|
| Building Style | 5 Garrison/Colonial | | | 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 | | | |
| 4.Cape | 8.Log | 12. | | 1.HWBB | 5.FWA | 9.No Heat | | | |
| Dwelling Units 1 | | | | 2.HWCI | 6.GravWA | 10. | | | |
| Other Units 0 | | | | 3.HWRAD | 7.Electric | 11. | | | |
| Stories | | | | 4.Steam | 8.F/WallM | 12. | | | |
| 4 One & 1/2 Story | | | | Cool Type | 0% | 9 None | | | |
| 1.1 | 4.1.50 | 7.1.25 | | 1.Refrig | 4.W&C Air | 7. | | | |
| 2.2 | 5.1.75 | 8. | | 2.Evapor | 5. | 8. | | | |
| 3.3 | 6.2.50 | 9. | | 3.H Pump | 6. | 9.None | | | |
| Exterior Walls | | | | Kitchen Style | | | 2 Typical | | |
| 1 Wood Siding | | | | 1.Modern | 4.Obsolete | 7. | | | |
| 0.Wood | 4.Asb/Asph | 8.Alum/Vin | | 2.Typical | 5. | 8. | | | |
| 1.Wood | 5.T-111 | 9.Other | | 3.Old Type | 6. | 9.None | | | |
| 2.Wd Sh | 6.Br/St | 11. | | Bath(s) Style | | | 2 Typical Bath(s) | | |
| 3.Compos. | 7.Nov | 12. | | 1.Modern | 4.Obsolete | 7. | | | |
| Roof Surface | | | | 2.Typical | 5. | 8. | | | |
| 1 Asphalt Shingles | | | | 3.Old Type | 6. | 9.None | | | |
| 1.Asphalt | 4.Composit | 7. | | # Rooms | | | 6 | | |
| 2.Slate | 5.Wood | 8. | | # Bedrooms | | | 3 | | |
| 3.Metal | 6.Other | 9. | | # Full Baths | | | 2 | | |
| SF Masonry Trim 0 | | | | # Half Baths | | | 0 | | |
| OPEN-3- 0 | | | | # Addn Fixtures | | | 0 | | |
| OPEN-4- 0 | | | | # Fireplaces | | | 0 | | |
| Year Built 1988 | | | | Functional Code 1 Incomplete | | | | | |
| Year Remodeled 0 | | | | 1.Incomp | | | 4.Small | 7.Layout | |
| Foundation | | | | 2.O-Built | | | 5.CDU | 8.Other | |
| 1 Concrete | | | | 3.Damage | | | 6.Style | 9.None | |
| 1.Concrete | 4.Wood | 7. | | Econ. % Good | | | 96% | | |
| 2.C Block | 5.Slab | 8. | | Economic Code | | | None | | |
| 3.Br/Stone | 6.Prs/Post | 9. | | 0.None | | | 3.Services | 7. | |
| Basement | | | | 1.Location | | | 4.Traffic | 8. | |
| 4 Full Basement | | | | 2.Encroach | | | 9.None | 9. | |
| 1.1/4 Bmt | 4.Full Bmt | 7. | | Entrance Code | | | 5 Estimated | | |
| 2.1/2 Bmt | 5.None | 8. | | 1.Interior | | | 4.Vacant | 7. | |
| 3.3/4 Bmt | 6. | 9.None | | 2.Refusal | | | 5.Estimate | 8. | |
| Bsmt Gar # Cars 0 | | | | 3.Informed | | | 6.Office | 9.RS | |
| Wet Basement | | | | Information Code | | | 5 Estimate | | |
| 1 Dry Basement | | | | 1.Owner | | | 4.Agent | 7. | |
| 1.Dry | 4. | 7. | | 2.Relative | | | 5.Estimate | 8. | |
| 2.Damp | 5. | 8. | | 3.Tenant | | | 6.Other | 9.SNY | |
| 3.Wet | 6. | 9. | | | | | | | |



Date Inspected 11/18/2005

| Additions, Outbuildings & Improvements | | | | | | | | |
|--|------|-------|-------|------|-------|--------|-------------|-------------------|
| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value | |
| 4 1 & 1/2 Story Fr | 0 | 95 | 0 0 | 0 | 0 | 0 % | 0 % | 1.One Story Fram |
| 21 Open Frame | 0 | 95 | 0 0 | 0 | 0 | 0 % | 0 % | 2.Two Story Fram |
| 21 Open Frame | 0 | 28 | 0 0 | 0 | 0 | 0 % | 0 % | 3.Three Story Fr |
| 68 Wood Deck | 0 | 538 | 0 0 | 0 | 0 | 0 % | 0 % | 4.1 & 1/2 Story |
| 1 One Story Frame | 0 | 10 | 0 0 | 0 | 0 | 0 % | 0 % | 5.1 & 3/4 Story |
| 49 1.75 Fr Gar w/fin | 0 | 528 | 0 0 | 0 | 4 | 75 % | 75 % | 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 |

