

BILLETT, CHRISTOPHER WILLIAM
BILLETT, WHITNEY LYNN
4 PARKER ROAD
WATERBORO ME 04087

B10946P317 B18724P846

Previous Owner
SIMPSON JOSEPH M
SIMPSON, WENDY T
PO BOX 382
WATERBORO ME 04087
Sale Date: 7/06/2021

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 70 WEST RD N			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	74,000	175,800	0	249,800		
1ST MORTGAGE 0			2013	74,000	175,800	0	249,800		
2ND MORTGAGE 0			2014	74,000	175,800	0	249,800		
Zone/Land Use 31 Agricultural/Residential			2015	74,000	175,800	0	249,800		
Secondary Zone			2016	62,300	167,600	0	229,900		
Topography 2 Rolling			2017	62,300	167,600	0	229,900		
1.Level 4.Below St 7.Steep			2018	62,300	167,600	0	229,900		
2.Rolling 5.Low 8.Wet			2019	62,300	167,600	0	229,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	62,300	169,100	0	231,400		
Utilities 9 No Water/No Sewer			2021	68,500	169,100	0	237,600		
1.Public 4.Improve 7.Improve			2022	74,700	186,000	0	260,700		
2.Water 5.Improve 8.			2023	82,200	206,200	25,000	263,400		
3.Sewer 6.Improve 9.None			2024	92,200	231,600	25,000	298,800		
Street 3 Gravel			2025	110,100	298,200	25,000	383,300		
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 7/06/2021			15.Misc			%		5.Access or Rear	
Price 423,000						%		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	2.00	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	2.91	100	%	0	
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 4.91					46.Site Improve	

Waterboro

Map Lot 009-018-005

Account 986

Location 4 PARKER DRIVE

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	470	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	4 100	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100% 1 Hot Water BB	3.Not func
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 One & 1/2 Story	4.Steam	8.F/WallM	12.
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.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls		1 Wood Siding	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		7
OPEN-3-		0	# Bedrooms		3
OPEN-4-		0	# Full Baths		2
Year Built		1989	# Half Baths		0
Year Remodeled		0	# Addn Fixtures		0
Foundation		1 Concrete	# Fireplaces		0
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2c5e6c; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">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 11/18/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	264	0 0	0	0	0 %	0 %
37 Unfin Basement	0	264	0 0	0	0	0 %	0 %
68 Wood Deck	0	412	0 0	0	0	0 %	0 %
48 1.50 Fr Gar w/fin	0	384	0 0	0	0	0 %	0 %
21 Open Frame	0	60	0 0	0	0	0 %	0 %
						0 %	0 %
						0 %	0 %
						0 %	0 %
						0 %	0 %
						0 %	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

