

JENULEVICH, NAZBA  
JENULEVICH, KARLA GRAF  
PO BOX 312  
WATERBORO ME 04087

B13879P300 B17278P723

Previous Owner  
WOODWARD RONALD L & CAROLYN B  
ATTN: NAZBA & KARLA GRAF-JENULEVICH  
987 WEST RD  
WATERBORO ME 04087  
Sale Date: 7/19/2016

Inspection Witnessed By:

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

Notes:  
16.0323 - changed .75 above gar to finished -ak

Waterboro

Property Data			Assessment Record						
Neighborhood <b>70 WEST RD N</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	73,900	210,600	10,000	274,500		
1ST MORTGAGE <b>0</b>			2013	73,900	210,600	10,000	274,500		
2ND MORTGAGE <b>0</b>			2014	73,900	210,600	10,000	274,500		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	73,900	210,600	10,000	274,500		
Secondary Zone			2016	62,200	230,600	15,000	277,800		
Topography <b>2 Rolling</b>			2017	62,200	230,600	15,000	277,800		
1.Level 4.Below St 7.Steep			2018	62,200	230,600	0	292,800		
2.Rolling 5.Low 8.Wet			2019	62,200	230,600	0	292,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	62,200	231,200	0	293,400		
Utilities <b>9 No Water/No Sewer</b>			2021	68,400	231,200	0	299,600		
1.Public 4.Improve 7.Improve			2022	74,600	254,300	0	328,900		
2.Water 5.Improve 8.			2023	82,000	282,000	0	364,000		
3.Sewer 6.Improve 9.None			2024	92,000	316,700	0	408,700		
Street <b>1 Paved</b>			2025	110,000	419,800	0	529,800		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF					1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF					2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront					3.Topography	
			14.Rear Land					4.Size/Shape	
Sale Date <b>7/19/2016</b>			15.Misc					5.Access or Rear	
Price <b>269,000</b>								6.Restriction	
Sale Type <b>2 Land &amp; Buildings</b>								7.Open Space	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.View/Environ	
2.L & B 5.Other 8.				16.Regular Lot				9.Fract Share	
3.Building 6. 9.			17.Secondary Lot						
Financing <b>1 Conventional</b>			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 <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>	<b>Acreage/Sites</b>				34.Frontage	
1.Valid 4.Split 7.Renovate				21.Homesite (Frac	21	2.00	100 %	0	35.Triangular Lot
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26	2.80	100 %	0	36.Commercial	
3.Distress 6.Exempt 9.			23.Non Conforming					37.Softwood	
Verified <b>5 Public Record</b>								38.Mixed Wood	
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)					39.Hardwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)					40.Wasteland	
3.Lender 6.MLS 9.			26.Excess					41.Gravel Pit (Ac	
			27.Rear (1-100)					42.Mobile Home Si	
			28.Rear (101-150)					43.Condo Site	
			29.Rear (151-200)					44.Utility ROW	
			<b>Total Acreage 4.80</b>					45.Camp Lot	
								46.Site Improve	

## Waterboro

Map Lot 009-022-001

Account 4920

Location 987 WEST ROAD

Card 1 Of 1 9/23/2024

Building Style	<b>1 Conventional</b>			SF Bsmt Living	<b>0</b>			Layout	<b>1 Typical</b>																																																																																																	
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>0 0</b>			1.Typical	4.	7.																																																																																																
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL <b>0</b>			2.Inadeq	5.	8.																																																																																																	
3.R Ranch	7.Contemp/	11.Condo		Heat Type	<b>100% 1 Hot Water BB</b>			3.Not func	6.	9.																																																																																																
4.Cape	8.Log	12.		1.HWB	5.FWA	9.No Heat	Attic	<b>0</b>																																																																																																		
Dwelling Units <b>1</b>				2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.1/4 Unfi																																																																																																	
Other Units <b>0</b>				3.HWRAD	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.																																																																																																	
Stories <b>2 Two Story</b>				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	<b>0% 9 None</b>			Insulation <b>1 Full</b>																																																																																																		
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 <b>8 Aluminum/Vinyl</b>				3.H Pump	6.	9.None	3.Capped	6.	9.None																																																																																																	
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style <b>2 Typical</b>			Unfinished % <b>0%</b>																																																																																																			
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Grade & Factor <b>3 Average 107%</b>																																																																																																			
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 <b>1 Asphalt Shingles</b>				Bath(s) Style <b>2 Typical Bath(s)</b>			3.C Grade																																																																																																			
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	SQFT (Footprint) <b>1008</b>																																																																																																			
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition <b>7 Very Good</b>																																																																																																			
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G																																																																																																	
SF Masonry Trim <b>0</b>				# Rooms <b>6</b>			2.Fair	5.Avg+	8.Exc																																																																																																	
OPEN-3- <b>0</b>				# Bedrooms <b>3</b>			3.Avg-	6.Good	9.Same																																																																																																	
OPEN-4- <b>0</b>				# Full Baths <b>2</b>			Phys. % Good <b>0%</b>																																																																																																			
Year Built <b>2005</b>				# Half Baths <b>1</b>			Funct. % Good <b>100%</b>																																																																																																			
Year Remodeled <b>0</b>				# Addn Fixtures <b>0</b>			Functional Code <b>9 None</b>																																																																																																			
Foundation <b>1 Concrete</b>				# Fireplaces <b>0</b>			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: #2e7d32; 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 <b>4 Full Basement</b>																																																																																																										
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 <b>0</b>																																																																																																										
Wet Basement <b>1 Dry Basement</b>																																																																																																										
1.Dry	4.	7.																																																																																																								
2.Damp	5.	8.																																																																																																								
3.Wet	6.	9.																																																																																																								
Date Inspected				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="8">Additions, Outbuildings &amp; Improvements</th> </tr> <tr> <th>Type</th> <th>Year</th> <th>Units</th> <th>Grade</th> <th>Cond</th> <th>Phys.</th> <th>Funct.</th> <th>Sound Value</th> </tr> <tr> <td>21 Open Frame</td> <td>0</td> <td>204</td> <td>0 0</td> <td>0</td> <td>0</td> <td>% 0</td> <td>%</td> </tr> <tr> <td>68 Wood Deck</td> <td>0</td> <td>120</td> <td>0 0</td> <td>0</td> <td>0</td> <td>% 0</td> <td>%</td> </tr> <tr> <td>49 1.75 Fr Gar w/fin</td> <td>0</td> <td>624</td> <td>0 0</td> <td>0</td> <td>0</td> <td>% 0</td> <td>%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> </tr> </table>							Additions, Outbuildings & Improvements								Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	21 Open Frame	0	204	0 0	0	0	% 0	%	68 Wood Deck	0	120	0 0	0	0	% 0	%	49 1.75 Fr Gar w/fin	0	624	0 0	0	0	% 0	%							%	%							%	%							%	%							%	%							%	%							%	%							%	%
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