

KNEPSHIELD RICHARD L  
KNEPSHIELD, JOAN K  
PO BOX 433  
N WATERBORO ME 04061

B4916P133

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>71 ROSS CORNER RD E</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	91,200	223,000	10,000	304,200		
1ST MORTGAGE <b>0</b>			2013	91,200	223,000	10,000	304,200		
2ND MORTGAGE <b>0</b>			2014	91,200	223,000	10,000	304,200		
Zone/Land Use <b>33 Forest/Agricultural..</b>			2015	91,200	223,000	10,000	304,200		
Secondary Zone			2016	76,600	212,500	15,000	274,100		
Topography <b>2 Rolling</b>			2017	76,600	212,500	15,000	274,100		
1.Level 4.Below St 7.Steep			2018	76,600	212,500	20,000	269,100		
2.Rolling 5.Low 8.Wet			2019	76,600	212,500	20,000	269,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	76,600	213,300	20,000	269,900		
Utilities <b>9 No Water/No Sewer</b>			2021	84,300	213,300	24,500	273,100		
1.Public 4.Improve 7.Improve			2022	92,000	234,700	25,000	301,700		
2.Water 5.Improve 8.			2023	101,200	260,300	25,000	336,500		
3.Sewer 6.Improve 9.None			2024	113,400	292,300	25,000	380,700		
Street <b>1 Paved</b>			2025	149,500	353,600	25,000	478,100		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		5.Access or Rear
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>			%		6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity			<b>Fract. Acre</b>	<b>Acreege/Sites</b>			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	5.00	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	24	5.98	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified			<b>Acres</b>				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			<b>Total Acreage</b>		<b>10.98</b>				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

## Waterboro

Map Lot 009-045-001

Account 1027

Location 1168 MIDDLE ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>3 Raised Ranch</b>			SF Bsmt Living	<b>2050</b>			Layout	<b>1 Typical</b>		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>3 100</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.HWBB	5.FWA	9.No Heat	Attic	<b>9 None</b>			
Dwelling Units	<b>2</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>1 One 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>3 Composition</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 100%</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	6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	SQFT (Footprint)	<b>1600</b>			
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition	<b>4 Average</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>8</b>			2.Fair	5.Avg+	8.Exc	
OPEN-3-	<b>0</b>			# Bedrooms	<b>4</b>			3.Avg-	6.Good 9.Same		
OPEN-4-	<b>0</b>			# Full Baths	<b>3</b>			Phys. % Good	<b>0%</b>		
Year Built	<b>1987</b>			# Half Baths	<b>0</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.					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	<b>100%</b>			
Basement	<b>4 Full Basement</b>						Economic Code	<b>None</b>			
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	<b>2</b>						Entrance Code	<b>3 Information Only</b>			
Wet Basement	<b>1 Dry Basement</b>						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	<b>3 Tenant</b>			
							1.Owner	4.Agent	7.		
							2.Relative	5.Estimate	8.		
							3.Tenant	6.Other 9.SNY			



Date Inspected 12/02/2005

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	930	0 0	0	0	0 %	0 %	1.One Story Fram
37 Unfin Basement	0	930	0 0	0	0	0 %	0 %	2.Two Story Fram
1 One Story Frame	0	16	0 0	0	0	0 %	0 %	3.Three Story Fr
1 One Story Frame	0	26	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
68 Wood Deck	0	168	0 0	0	0	0 %	0 %	5.1 & 3/4 Story
68 Wood Deck	0	80	0 0	0	0	0 %	0 %	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

