

WATERBORO LAND TRUST
PO BOX 282
N WATERBORO ME 04061

B1039P192 B17895P254

Previous Owner
TOWN OF WATERBORO
24 TOWNHOUSE ROAD

EAST WATERBORO ME 04030
Sale Date: 2/12/2019

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																												
Neighborhood 42 BAGLEY RD			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																								
Tree Growth Year 0			2020	73,900	0	73,900	0																																																																																																																																																																																																								
1ST MORTGAGE 0			2021	81,300	0	81,300	0																																																																																																																																																																																																								
2ND MORTGAGE 0			2022	88,700	0	88,700	0																																																																																																																																																																																																								
Zone/Land Use 33 Forest/Agricultural..			2023	97,600	0	97,600	0																																																																																																																																																																																																								
Secondary Zone			2024	109,400	0	109,400	0																																																																																																																																																																																																								
Topography 2 Rolling			2025	147,400	0	147,400	0																																																																																																																																																																																																								
1.Level 4.Below St 7.Steep																																																																																																																																																																																																															
2.Rolling 5.Low 8.Wet																																																																																																																																																																																																															
3.Above St 6.Swampy 9.Lev/Roll																																																																																																																																																																																																															
Utilities 9 No Water/No Sewer																																																																																																																																																																																																															
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2.Water 5.Improve 8.																																																																																																																																																																																																															
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LAND USE 0			<table border="1"> <thead> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>11.Ossipee WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>1.Unimproved</td> </tr> <tr> <td>12.Arrowhead WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>2.Excess Ftg /De</td> </tr> <tr> <td>13.Waterfront</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>3.Topography</td> </tr> <tr> <td>14.Rear Land</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>4.Size/Shape</td> </tr> <tr> <td>15.Misc</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>5.Access or Rear</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>6.Restriction</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>7.Open Space</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>8.View/Environ</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>9.Fract Share</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>Acres</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>30.Rear (201+)</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>31.Tillable/Horti</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>32.Pasture</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>33.Orchard</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>34.Frontage</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>35.Triangular Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>36.Commercial</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>37.Softwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>38.Mixed Wood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>39.Hardwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>40.Wasteland</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>41.Gravel Pit (Ac</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>42.Mobile Home Si</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>43.Condo Site</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>44.Utility ROW</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>45.Camp Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>46.Site Improve</td> </tr> </tbody> </table>					Front Foot	Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code	11.Ossipee WF				%		1.Unimproved	12.Arrowhead WF				%		2.Excess Ftg /De	13.Waterfront				%		3.Topography	14.Rear Land				%		4.Size/Shape	15.Misc				%		5.Access or Rear					%		6.Restriction					%		7.Open Space					%		8.View/Environ					%		9.Fract Share					%		Acres					%		30.Rear (201+)					%		31.Tillable/Horti					%		32.Pasture					%		33.Orchard					%		34.Frontage					%		35.Triangular Lot					%		36.Commercial					%		37.Softwood					%		38.Mixed Wood					%		39.Hardwood					%		40.Wasteland					%		41.Gravel Pit (Ac					%		42.Mobile Home Si					%		43.Condo Site					%		44.Utility ROW					%		45.Camp Lot					%		46.Site Improve
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2.L & B 5.Other 8.			20.Pavement																																																																																																																																																																																																												
3.Building 6. 9.			Square Foot																																																																																																																																																																																																												
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2.FHA/VA 5.Private 8.			22.Vacant Lot (Fr																																																																																																																																																																																																												
3.Assumed 6.Cash 9.Unknown			23.Non Conforming																																																																																																																																																																																																												
Validity 3 Distressed Sale			Fract. Acre																																																																																																																																																																																																												
1.Valid 4.Split 7.Renovate			24.Excess (5-10)																																																																																																																																																																																																												
2.Related 5.Partial 8.Other			25.Excess (10+)																																																																																																																																																																																																												
3.Distress 6.Exempt 9.			26.Excess																																																																																																																																																																																																												
Verified 5 Public Record			27.Rear (1-100)																																																																																																																																																																																																												
1.Buyer 4.Agent 7.Family			28.Rear (101-150)																																																																																																																																																																																																												
2.Seller 5.Pub Rec 8.Other			29.Rear (151-200)																																																																																																																																																																																																												
3.Lender 6.MLS 9.			Total Acreage 37.70																																																																																																																																																																																																												

Waterboro

Map Lot 010-030F


Account 5213

Location BAGLEY ROAD

Card 1

Of 1

9/23/2024

Building Style	SF Bsmt Living						Layout		
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade			1.Typical	4. 7.		
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL			2.Inadeq	5. 8.		
3.R Ranch	7.Contemp/	11.Condo	Heat Type			3.Not func	6. 9.		
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic			
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin 7.1/4 Unfi		
Other Units			3.HWRAD	7.Electric	11.	2.1/2 Fin	5.FI/Stair 8.		
Stories			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			Insulation			
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			3.H Pump	6.	9.None	3.Capped	6. 9.None		
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style			Unfinished %			
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor			
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			Bath(s) Style			3.C Grade	6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint)			
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition			
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair	5.Avg+ 8.Exc		
OPEN-3-			# Bedrooms			3.Avg-	6.Good 9.Same		
OPEN-4-			# Full Baths			Phys. % Good			
Year Built			# Half Baths			Funct. % Good			
Year Remodeled			# Addn Fixtures			Functional Code			
Foundation			# Fireplaces			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	
Basement								Economic Code	
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								Entrance Code 0	
Wet Basement								Information Code 0	
1.Dry	4.	7.						1.Interior	4.Vacant 7.
2.Damp	5.	8.	2.Refusal	5.Estimate 8.					
3.Wet	6.	9.	3.Informed	6.Office 9.RS					
Date Inspected			Information Code 0						
			1.Owner	4.Agent 7.					
			2.Relative	5.Estimate 8.					
			3.Tenant	6.Other 9.SNY					
Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
					%	%	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		