

MILLER, THOMAS O
MILLER, KATHY S
15 WILD BERRY LN
E WATERBORO ME 04030

B14993P495

Previous Owner
FUCHS STANLEY W & PATRICIA D
ATTN: THOMAS & KATHY MILLER
15 WILDBERRY LANE
EAST WATERBORO ME 04030
Sale Date: 9/08/2016

Previous Owner
MAINLY LAND DEVELOPERS INC
PO BOX 1090 PAYNE ROAD

SCARBORO ME 04074
Sale Date: 10/27/2006

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
03072019 - changes small letters to ALL caps - tb

Waterboro

Property Data			Assessment Record						
Neighborhood 20 WEBBER RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	69,200	155,000	16,000	208,200		
1ST MORTGAGE 0			2013	69,200	155,000	16,000	208,200		
2ND MORTGAGE 0			2014	69,200	155,000	16,000	208,200		
Zone/Land Use 31 Agricultural/Residential			2015	69,200	155,000	16,000	208,200		
Secondary Zone			2016	58,800	155,000	21,000	192,800		
Topography 1 Level			2017	58,800	155,000	21,000	192,800		
1.Level 4.Below St 7.Steep			2018	58,800	155,000	20,000	193,800		
2.Rolling 5.Low 8.Wet			2019	58,800	155,000	20,000	193,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,800	155,000	20,000	193,800		
Utilities 9 No Water/No Sewer			2021	64,700	155,000	24,500	195,200		
1.Public 4.Improve 7.Improve			2022	70,600	170,500	25,000	216,100		
2.Water 5.Improve 8.			2023	77,600	189,100	25,000	241,700		
3.Sewer 6.Improve 9.None			2024	87,100	212,300	25,000	274,400		
Street 1 Paved			2025	106,500	278,600	25,000	360,100		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 9/08/2016			14.Rear Land				%		3.Topography
Price 249,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 1 Conventional			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.87	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreage 1.87						44.Utility ROW
									45.Camp Lot
									46.Site Improveme


Waterboro

Map Lot 011-017-004

Account 4833

Location 15 WILDBERRY LANE

Card 1 Of 1 9/23/2024

Building Style	2 Ranch	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		3.Not func	6.	9.				
4.Cape	8.Log	12.	1.HWB	5.FWA	9.No Heat		Attic	0					
Dwelling Units	1		2.HWCI	6.GravWA			1.1/4 Fin	4.Full Fin	7.1/4 Unfi				
Other Units	0		3.HWRAD	7.Electric		11.	2.1/2 Fin	5.FI/Stair					
Stories	1 One Story		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	0%	9 None		Insulation	1 Full					
2.2	5.1.75	8.	1.Refrig	4.W&C Air		7.	1.Full	4.Minimal					
3.3	6.2.50	9.	2.Evapor	5.		8.	2.Heavy	5.Unk					
Exterior Walls	8 Aluminum/Vinyl		3.H Pump	6.		9.None	3.Capped	6.					
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical			Unfinished %	0%					
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete		7.	Grade & Factor	3 Average 107%					
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					
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 Typical Bath(s)			3.C Grade	6.AA Grade					
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete		7.	SQFT (Footprint)	1424					
2.Slate	5.Wood	8.	2.Typical	5.		8.	Condition	7 Very Good					
3.Metal	6.Other	9.	3.Old Type	6.		9.None	1.Poor	4.Avg	7.V G				
SF Masonry Trim	0		# Rooms	5			2.Fair	5.Avg+					
OPEN-3-	0		# Bedrooms	3			3.Avg-	6.Good					
OPEN-4-	0		# Full Baths	1			Phys. % Good	0%					
Year Built	2006		# Half Baths	1			Funct. % Good	100%					
Year Remodeled	0		# Addn Fixtures	0			Functional Code	9 None					
Foundation	1 Concrete		# Fireplaces	0			1.Incomp	4.Small	7.Layout				
1.Concrete	4.Wood	7.											
2.C Block	5.Slab	8.								2.O-Built	5.CDU	8.Other	
3.Br/Stone	6.Prs/Post	9.								3.Damage	6.Style		9.None
Basement	4 Full Basement									Econ. % Good	100%		
1.1/4 Bmt	4.Full Bmt	7.								Economic Code	None		
2.1/2 Bmt	5.None	8.								0.None	3.Services		7.
3.3/4 Bmt	6.	9.None								1.Location	4.Traffic		8.
Bsmt Gar # Cars	0									2.Encroach	9.None		9.
Wet Basement	1 Dry Basement									Entrance 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							
			Information Code	0									
			1.Owner	4.Agent		7.							
			2.Relative	5.Estimate		8.							
			3.Tenant	6.Other		9.SNY							
Date Inspected													
Additions, Outbuildings & Improvements													
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value						
23 Frame Garage	2006	600	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					