

PELLETIER JOSEPH R
116 MEADOWBROOK DRIVE
EAST WATERBORO ME 04030

B0P0 B10043P35 B17008P422

Previous Owner
COTE ANDRE & SUSAN
C/O JOSEPH R PELLETIER
116 MEADOWBROOK DR
E. WATERBORO ME 04030
Sale Date: 4/27/2015

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
15.1123 - changed land from vacant - ak

Waterboro

Property Data			Assessment Record						
Neighborhood 32 MEADOWBROOK RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	50,800	0	0	50,800		
1ST MORTGAGE 0			2013	50,800	0	0	50,800		
2ND MORTGAGE 0			2014	50,800	0	0	50,800		
Zone/Land Use 31 Agricultural/Residential			2015	50,800	0	0	50,800		
Secondary Zone			2016	59,900	116,400	0	176,300		
Topography 2 Rolling			2017	59,900	116,400	0	176,300		
1.Level 4.Below St 7.Steep			2018	59,900	116,400	0	176,300		
2.Rolling 5.Low 8.Wet			2019	59,900	116,400	0	176,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	59,900	117,100	0	177,000		
Utilities 9 No Water/No Sewer			2021	65,900	117,100	0	183,000		
1.Public 4.Improve 7.Improve			2022	71,900	128,800	0	200,700		
2.Water 5.Improve 8.			2023	79,100	142,800	0	221,900		
3.Sewer 6.Improve 9.None			2024	88,600	160,400	0	249,000		
Street 3 Gravel			2025	108,400	219,400	0	327,800		
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 4/27/2015			15.Misc			%		5.Access or Rear	
Price 216,900						%		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 1 Conventional			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	36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	0.48	100 %	0	37.Softwood	
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		2.48	46.Site Improve			

Waterboro

Map Lot 011-042-006B

Account 4999

Location 116 MEADOWBROOK DRIVE

Card 1

Of 1

9/23/2024

Building Style	3 Raised 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.HWBB	5.FWA	9.No Heat		Attic	9 None		
Dwelling Units 1				2.HWCI	6.GravWA	10.		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	8.	
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	7.	
3.3	6.2.50	9.		2.Evapor	5.	8.		2.Heavy	5.Unk	8.	
Exterior Walls 8 Aluminum/Vinyl				3.H Pump	6.	9.None		3.Capped	6.	9.None	
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 100%		
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 1 Asphalt Shingles				Bath(s) Style	2 Typical Bath(s)			3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.		SQFT (Footprint) 1196			
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition 4 Average			
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G	
SF Masonry Trim 0				# Rooms	0			2.Fair	5.Avg+	8.Exc	
OPEN-3- 0				# Bedrooms	3			3.Avg-	6.Good	9.Same	
OPEN-4- 0				# Full Baths	2			Phys. % Good	100%		
Year Built 2015				# Half Baths	0			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.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d72; color: white; padding: 10px 20px; font-size: 2em; font-weight: bold; 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 1 1/4 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 2											
Wet Basement 1 Dry Basement											
1.Dry	4.	7.									
2.Damp	5.	8.									
3.Wet	6.	9.									



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	144	0 0	0	0	% 0	%	1.One Story Fram
68 Wood Deck	0	32	0 0	0	0	% 0	%	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

