

COTE ANDRE N
17 TRISTIN WAY
EAST WATERBORO ME 04030

B15048P807 B392P41 B17698P558

Previous Owner
COTE ANDRE N & SUSAN A
96 PANORAMIC DRIVE

EAST WATERBORO ME 04030
Sale Date: 12/29/2006

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

18.0529 - removed 29.27 acres to create Waterboro Heights Cluster Subdivision (011-042-014), 235.83 acres remaining -sb
 18.0530 - removed 1.91 acres conveyed to Reynolds (011-042-015) 233.92 remaining acres -sb
 19.0423 - removed 1.85 acres conveyed to Matthew & Katie Cote (011-042-016) 232.07 acres remaining -sb
 19.0604 - added 1.91 acres, Reynolds lot was split from 011-042-004, 233.98 acres remain -sb

Waterboro noted land assessment to include tiered rear

Property Data			Assessment Record						
Neighborhood 34 DEERING RIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	174,900	374,000	10,000	538,900		
1ST MORTGAGE 0			2013	174,900	374,000	10,000	538,900		
2ND MORTGAGE 0			2014	174,900	374,000	10,000	538,900		
Zone/Land Use 31 Agricultural/Residential			2015	174,900	374,000	10,000	538,900		
Secondary Zone			2016	164,500	374,000	15,000	523,500		
Topography 2 Rolling			2017	164,500	374,000	15,000	523,500		
1.Level 4.Below St 7.Steep			2018	164,500	374,000	20,000	518,500		
2.Rolling 5.Low 8.Wet			2019	152,000	374,000	20,000	506,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	197,000	379,800	20,000	556,800		
Utilities 9 No Water/No Sewer			2021	142,200	0	0	142,200		
1.Public 4.Improve 7.Improve			2022	155,100	0	0	155,100		
2.Water 5.Improve 8.			2023	194,300	295,000	0	489,300		
3.Sewer 6.Improve 9.None			2024	217,900	331,300	25,000	524,200		
Street 3 Gravel			2025	262,200	431,300	25,000	668,500		
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					Frontage	Depth	Factor	Code	
BUILDING USE 0			11.Ossipee WF			%		1.Unimproved	
Sale Data			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Date			13.Waterfront			%		3.Topography	
Price			14.Rear Land			%		4.Size/Shape	
Sale Type			15.Misc			%		5.Access or Rear	
1.Land 4.Mobile 7.			Square Foot	Square Feet				6.Restriction	
2.L & B 5.Other 8.								7.Open Space	
3.Building 6. 9.			16.Regular Lot			%		8.View/Environ	
Financing			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			Fract. Acre	Acreege/Sites				32.Pasture	
1.Valid 4.Split 7.Renovate				21.Homesite (Frac	21	2.00	100 %	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	24	10.00	100 %	0	34.Frontage	
3.Distress 6.Exempt 9.			23.Non Conforming	25	20.00	100 %	0	35.Triangular Lot	
Verified			Acres	24.Excess (5-10)				36.Commercial	
1.Buyer 4.Agent 7.Family				25.Excess (10+)				37.Softwood	
2.Seller 5.Pub Rec 8.Other			26.Excess	26	99.98	100 %	0	38.Mixed Wood	
3.Lender 6.MLS 9.			27.Rear (1-100)			%		39.Hardwood	
			28.Rear (101-150)			%		40.Wasteland	
			29.Rear (151-200)			%		41.Gravel Pit (Ac	
			Total Acreage		131.98				

46.Site Improve


Waterboro

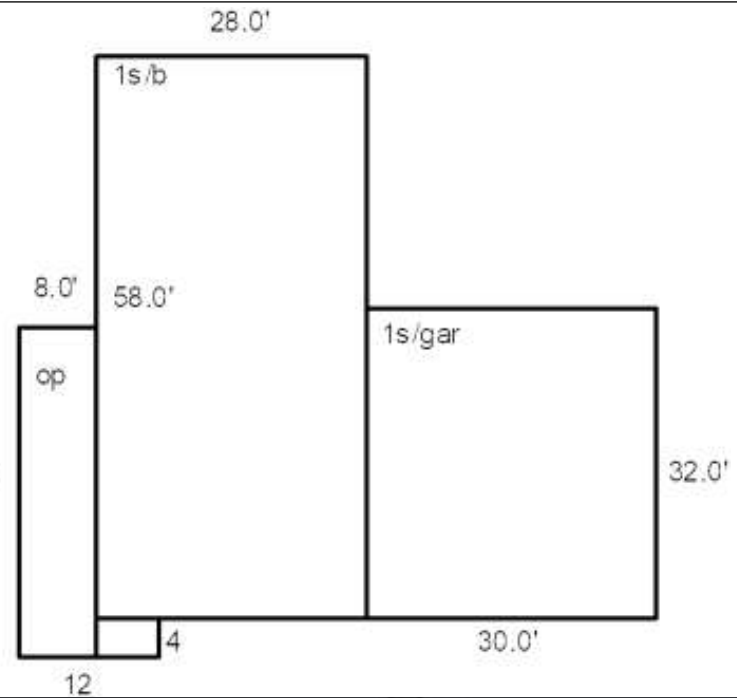
Map Lot 011-042

Account 1231

Location 17 TRISTIN WAY

Card 1 Of 1 9/23/2024

Building Style 3 Raised Ranch	SF Bsmt Living 576	Layout 1 Typical
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade 3 100	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 4 Good 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) 1712
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2021	# 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.		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 100%
Basement 4 Full Basement		Economic Code None
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 0		Entrance Code 0
Wet Basement 1 Dry Basement		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 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	0	960	0 0	0	0	0	%	1.One Story Fram
68 Wood Deck	0	272	0 0	0	0	0	%	2.Two Story Fram
68 Wood Deck	0	160	0 0	0	0	0	%	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