

ROUX, KEVIN D & STEPHAN ROBERT
DIONNE, ROSEMARY, HAWKER, MARTIN T & WILLIAM T
248 7TH STREET
ACTON ME 04001

B18640P876 B18640P878

Previous Owner
ROUX ROBERT
ROUX, BEATRICE M
40 10TH STREET
ACTON ME 04001
Sale Date: 4/23/2021

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 86 CLARKS BRIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	26,400	5,400	0	31,800		
1ST MORTGAGE 0			2013	26,400	5,400	0	31,800		
2ND MORTGAGE 0			2014	26,400	5,400	0	31,800		
Zone/Land Use 33 Forest/Agricultural..			2015	26,400	5,400	0	31,800		
Secondary Zone			2016	21,700	5,400	0	27,100		
Topography 2 Rolling			2017	21,700	5,400	0	27,100		
1.Level 4.Below St 7.Steep			2018	21,700	5,400	0	27,100		
2.Rolling 5.Low 8.Wet			2019	21,700	5,400	0	27,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	21,700	5,400	0	27,100		
Utilities 9 No Water/No Sewer			2021	23,900	5,400	0	29,300		
1.Public 4.Improve 7.Improve			2022	26,100	5,900	0	32,000		
2.Water 5.Improve 8.			2023	28,700	6,600	0	35,300		
3.Sewer 6.Improve 9.None			2024	32,100	7,400	0	39,500		
Street 3 Gravel			2025	46,500	6,100	0	52,600		
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 4/23/2021			14.Rear Land				%		3.Topography
Price			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 9 Unknown			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 2 Related Parties							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreege/Sites				33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21		5.00	25 %	6	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24		5.14	100 %	0	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		10.14				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 012-001A


Account 1383

Location CLARKS BRIDGE 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.F/Stair 8.				
Stories	4.Steam			8.F/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						0.None 3.Services 7.			
1.1/4 Bmt	4.Full Bmt	7.					1.Location 4.Traffic 8.			
2.1/2 Bmt	5.None	8.					2.Encroach 9.None 9.			
3.3/4 Bmt	6.	9.None					Entrance Code 0			
Bsmt Gar # Cars	1.Interior 4.Vacant 7.						2.Refusal 5.Estimate 8.			
Wet Basement	3.Informed 6.Office 9.RS						Information Code 0			
1.Dry	4.	7.					1.Owner 4.Agent 7.			
2.Damp	5.	8.	2.Relative 5.Estimate 8.							
3.Wet	6.	9.	3.Tenant 6.Other 9.SNY							

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
121 CAMP/CABIN	0	384	2 100	4	50 %	100 %		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