

MCCOY ROSEMARY & DUANE O & JODY
 PO BOX 136
 WATERBORO ME 04087

B11282P272 B15911P729

Previous Owner
 BERNIER MELISSA M & GLENN W CARTER JR
 C/O ROSEMARY MCCOY
 PO BOX 136
 WATERBORO ME 04087
 Sale Date: 8/04/2010

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record							
Neighborhood 86 CLARKS BRIDGE RD			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	22,200	47,500	0	69,700			
1ST MORTGAGE 0			2013	22,200	47,500	0	69,700			
2ND MORTGAGE 0			2014	22,200	47,500	0	69,700			
Zone/Land Use 33 Forest/Agricultural..			2015	22,200	47,500	0	69,700			
Secondary Zone			2016	18,900	47,500	0	66,400			
Topography 4 Below Street			2017	18,900	47,500	0	66,400			
1.Level 4.Below St 7.Steep			2018	18,900	47,500	0	66,400			
2.Rolling 5.Low 8.Wet			2019	18,900	47,500	0	66,400			
3.Above St 6.Swampy 9.Lev/Roll			2020	18,900	47,500	0	66,400			
Utilities 9 No Water/No Sewer			2021	20,800	47,500	0	68,300			
1.Public 4.Improve 7.Improve			2022	22,700	52,300	0	75,000			
2.Water 5.Improve 8.			2023	24,900	58,000	0	82,900			
3.Sewer 6.Improve 9.None			2024	28,000	65,100	0	93,100			
Street 1 Paved			2025	35,100	83,400	0	118,500			
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
Sale Date 8/04/2010			14.Rear Land			%		4.Size/Shape		
Price 75,000			15.Misc			%		5.Access or Rear		
Sale Type 2 Land & Buildings			Square Foot	Square Feet					6.Restriction	
1.Land 4.Mobile 7.			16.Regular Lot			%		7.Open Space		
2.L & B 5.Other 8.			17.Secondary Lot			%		8.View/Environ		
3.Building 6. 9.			18.Excess Land			%		9.Fract Share		
Financing 1 Conventional			19.Condominium			%		Acres		
1.Convent 4.Seller 7.			20.Pavement			%		30.Rear (201+)		
2.FHA/VA 5.Private 8.			Fract. Acre			%		31.Tillable/Horti		
3.Assumed 6.Cash 9.Unknown			21.Homesite (Frac	21	0.39	100	0	32.Pasture		
Validity 1 Arms Length Sale			22.Vacant Lot (Fr					%		33.Orchard
1.Valid 4.Split 7.Renovate			23.Non Conforming			%		34.Frontage		
2.Related 5.Partial 8.Other			Acres			%		35.Triangular Lot		
3.Distress 6.Exempt 9.			24.Excess (5-10)			%		36.Commercial		
Verified 1 Buyer			25.Excess (10+)			%		37.Softwood		
1.Buyer 4.Agent 7.Family			26.Excess			%		38.Mixed Wood		
2.Seller 5.Pub Rec 8.Other			27.Rear (1-100)			%		39.Hardwood		
3.Lender 6.MLS 9.			28.Rear (101-150)			%		40.Wasteland		
			29.Rear (151-200)			%		41.Gravel Pit (Ac		
			Total Acreage			0.39		42.Mobile Home Si		
								43.Condo Site		
								44.Utility ROW		
								45.Camp Lot		
								46.Site Improve		

Waterboro

Map Lot 013-033


Account 1442

Location 151 CLARKS BRIDGE ROAD

Card 1

Of 1

9/23/2024

Building Style 0	SF Bsmt Living 0	Layout 0
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% 0	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	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 0	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 0
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 0 Wood Siding	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 0	Unfinished % 0%
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 0 0%
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 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 0
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 0	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 0	# 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 0		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 0		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
996 10Mobile Home	1970	10x50	3 120	5	80 %	100 %	1.One Story Fram
23 Frame Garage	0	624	0 0	0	0 %	0 %	2.Two Story Fram
1 One Story Frame	0	228	0 0	0	0 %	0 %	3.Three Story Fr
22 Encl Frame Porch	0	110	0 0	0	0 %	0 %	4.1 & 1/2 Story
27 Unfin Basement	0	500	0 0	0	0 %	0 %	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

