

BEAUDOIN, KRISTIN M
343 WEBBER ROAD
NORTH WATERBORO ME 04061

B13267P126 B18675P129 B19257P727

Previous Owner
ROBERTS, THOMAS
ROBERTS, SHEILA
36 PICKWICK LANE
LINCOLN UNIVERSITY PA 19352
Sale Date: 6/16/2023

Previous Owner
HACKETT TERRANCE H JR
338 WEBBER RD

NORTH WATERBORO ME 04061
Sale Date: 5/20/2021

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 20 WEBBER RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	47,300	111,400	10,000	148,700		
1ST MORTGAGE 0			2013	47,300	111,400	10,000	148,700		
2ND MORTGAGE 0			2014	47,300	111,400	10,000	148,700		
Zone/Land Use 31 Agricultural/Residential			2015	47,300	111,400	10,000	148,700		
Secondary Zone			2016	40,200	111,400	15,000	136,600		
Topography 1 Level			2017	40,200	111,400	15,000	136,600		
1.Level 4.Below St 7.Steep			2018	40,200	111,400	20,000	131,600		
2.Rolling 5.Low 8.Wet			2019	40,200	111,400	20,000	131,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	40,200	112,100	20,000	132,300		
Utilities 9 No Water/No Sewer			2021	44,200	112,100	24,500	131,800		
1.Public 4.Improve 7.Improve			2022	48,300	123,300	25,000	146,600		
2.Water 5.Improve 8.			2023	53,100	136,700	0	189,800		
3.Sewer 6.Improve 9.None			2024	59,500	153,600	0	213,100		
Street 1 Paved			2025	72,800	199,100	0	271,900		
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 6/16/2023			14.Rear Land				%		3.Topography
Price 360,000			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 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 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	0.53	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 0.53						44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 014-002

Account 1543

Location 343 WEBBER ROAD

Card 1 Of 1 9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical						
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical						
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL	0	2.Inadeq						
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100% 5 Force Warm Air	3.Not func						
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat						
Dwelling Units	1		2.HWCI	6.GravWA	10.						
Other Units	0		3.HWRAD	7.Electric	11.						
Stories	1 One Story		4.Steam	8.F/WallM	12.						
1.1	4.1.50	7.1.25	Cool Type	0% 9 None	Insulation						
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.						
3.3	6.2.50	9.	2.Evapor	5.	8.						
Exterior Walls	8 Alumunum/Vinyl		3.H Pump	6.	9.None						
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	Unfinished %						
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.						
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.						
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None						
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 Typical Bath(s)	Grade & Factor						
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.						
2.Slate	5.Wood	8.	2.Typical	5.	8.						
3.Metal	6.Other	9.	3.Old Type	6.	9.None						
SF Masonry Trim	0		# Rooms	5	SQFT (Footprint)						
OPEN-3-	0		# Bedrooms	2	896						
OPEN-4-	0		# Full Baths	1	Condition						
Year Built	2002		# Half Baths	0	7 Very Good						
Year Remodeled	0		# Addn Fixtures	0	1.Poor						
Foundation	1 Concrete		# Fireplaces	0	4.Avg						
1.Concrete	4.Wood	7.									
2.C Block	5.Slab	8.				2.Fair	5.Avg+	8.Exc			
3.Br/Stone	6.Prs/Post	9.				3.Avg-	6.Good	9.Same			
Basement	4 Full Basement					Phys. % Good	0%	Funct. % Good			
1.1/4 Bmt	4.Full Bmt	7.				Functional Code	9 None	1.Incomp			
2.1/2 Bmt	5.None	8.				1.O-Built	5.CDU	7.Layout			
3.3/4 Bmt	6.	9.None				3.Damage	6.Style	8.Other			
Bsmt Gar # Cars	0					Econ. % Good	100%	9.None			
Wet Basement	1 Dry Basement					Economic Code	None	0.None			
1.Dry	4.	7.				0.None	3.Services	7.			
2.Damp	5.	8.				1.Location	4.Traffic	8.			
3.Wet	6.	9.				2.Encroach	9.None	9.			
Date Inspected											
Additions, Outbuildings & Improvements											
Type	Year	Units				Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	176				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			

