

READER BRIAN
READER, NICHOLE C
55 OAK STREET
N WATERBORO ME 04061

B16833P370 B17099P846 B17170P537 B17184P822

Previous Owner
READER, BRIAN & ROUX, KELLY E.
24 OTTER DR

NORTH WATERBORO ME 04061
Sale Date: 9/01/2016

Previous Owner
129 OAK ST LLC
ATTN: BRIAN & NICOLE READER
24 OTTER DR
N WATERBORO ME 04061
Sale Date: 9/01/2016

Previous Owner
BARRON, JOANNE T & PORTER, CHERYL T &
PORTER, JUDITH T & THYNG, RONALD C JR
C/O STANLEY GOODWIN
COLORADO SPRINGS CO 80921
Sale Date: 1/25/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 16.0425 - absorbed PARCELS 11-65 & 14-10 in jan 2016 via deed 17184-831 - ak
 16.0425 - tg recertification year 2026- ak; changed homesite from 1 to 5 acres per zone- rk deed plot estimates 131 acres
 16.0613 - jan 2016 deed is confirmatory & corrective outlining parcel. -ak
 16.0930 - building lot may not be accessible. must build out long paper street. so increased % deduction, abated - rk
 Waterboro G plan, next due 8/20/27 SB

Property Data		
Neighborhood	13 CHADBOURNE RIDGE RD	
Tree Growth Year	2017	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	33 Forest/Agricultural..	
Secondary Zone		
Topography	2 Rolling	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	3 Gravel	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	9/01/2016	
Price	52,000	
Sale Type	1 Land Only	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	1 Conventional	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	4 Split/Assemblage	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2012	19,500	0	0	19,500
2013	19,500	0	0	19,500
2014	19,500	0	0	19,500
2015	19,500	0	0	19,500
2016	101,700	0	0	101,700
2017	101,700	0	0	101,700
2018	68,200	0	0	68,200
2019	70,600	0	0	70,600
2020	70,200	0	0	70,200
2021	72,600	362,100	0	434,700
2022	76,100	398,300	25,000	449,400
2023	77,800	441,700	25,000	494,500
2024	79,000	501,500	25,000	555,500
2025	91,800	664,300	25,000	731,100

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF				%		1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear (201+)
				%		31.Tillable/Horti
				%		32.Pasture
				%		33.Orchard
				%		34.Frontage
				%		35.Triangular Lot
				%		36.Commercial
21		5.00		25 %	5	37.Softwood
24		4.00		100 %	0	38.Mixed Wood
38		48.00		100 %	0	39.Hardwood
39		72.70		100 %	0	40.Wasteland
				%		41.Gravel Pit (Ac
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Utility ROW
				%		45.Camp Lot
				%		46.Site Improve
Total Acreage		129.70				

Waterboro

Map Lot 014-009

Account 1550

Location 55 OAK STREET

Card 1

Of 1

9/23/2024

Building Style 5 Garrison/Colonial 1.Conv 5.Garr/Col 9.Other 2.Ranch 6.Split 10.Mohome 3.R Ranch 7.Contemp/ 11.Condo 4.Cape 8.Log 12. Dwelling Units 1 Other Units 0 Stories 6 Two & 1/2 Story 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9. Exterior Walls 3 Composition 0.Wood 4.Asb/Asph 8.Alum/Vin 1.Wood 5.T-111 9.Other 2.Wd Sh 6.Br/St 11. 3.Compos. 7.Nov 12. Roof Surface 1 Asphalt Shingles 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9. SF Masonry Trim 0 OPEN-3- 0 OPEN-4- 0 Year Built 2019 Year Remodeled 0 Foundation 1 Concrete 1.Concrete 4.Wood 7. 2.C Block 5.Slab 8. 3.Br/Stone 6.Prs/Post 9. Basement 4 Full 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 0 Wet Basement 1 Dry Basement 1.Dry 4. 7. 2.Damp 5. 8. 3.Wet 6. 9.	SF Bsmt Living 0 Fin Bsmt Grade 0 0 OPEN 5 OPTIONAL 0 Heat Type 100% 1 Hot Water BB 1.HWBB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.HWRAD 7.Electric 11. 4.Steam 8.F/WallM 12. Cool Type 0% 9 None 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style 2 Typical 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style 2 Typical Bath(s) 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms 7 # Bedrooms 4 # Full Baths 2 # Half Baths 1 # Addn Fixtures 0 # Fireplaces 0	Layout 1 Typical 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. Attic 9 None 1.1/4 Fin 4.Full Fin 7.1/4 Unfi 2.1/2 Fin 5.FI/Stair 8. 3.3/4 Fin 6.1/2 Unfi 9.None Insulation 1 Full 1.Full 4.Minimal 7. 2.Heavy 5.Unk 8. 3.Capped 6. 9.None Unfinished % 0% Grade & Factor 4 Good 100% 1.E Grade 4.B Grade 7.AAA Grad 2.D Grade 5.A Grade 8. 3.C Grade 6.AA Grade 9.Same SQFT (Footprint) 1152 Condition 7 Very Good 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good 0% Funct. % Good 100% Functional Code 9 None 1.Incomp 4.Small 7.Layout 2.O-Built 5.CDU 8.Other 3.Damage 6.Style 9.None Econ. % Good 100% Economic Code None 0.None 3.Services 7. 1.Location 4.Traffic 8. 2.Encroach 9.None 9. Entrance Code 0 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8. 3.Informed 6.Office 9.RS Information Code 0 1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.SNY
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Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
5 1 & 3/4 Story Fr	0	360	0 0	0	0	% 0 %	
21 Open Frame	0	120	0 0	0	0	% 0 %	
49 1.75 Fr Gar w/fin	0	624	0 0	0	0	% 0 %	
23 Frame Garage	0	240	0 0	0	0	% 0 %	
68 Wood Deck	0	48	0 0	0	0	% 0 %	
90 BSMT ENTRY	0	48	0 0	0	0	% 0 %	
24 Frame Shed	2022					% %	5,400
						% %	
						% %	
						% %	

