

CLUFF, ROXANNE D
PO BOX 432
NORTH WATERBORO ME 04061

B10124P1128 B18965P922

Previous Owner
CLUFF ROXANNE D
PO BOX 432

N WATERBORO ME 04061
Sale Date: 3/01/2022

Inspection Witnessed By:

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

Notes:
22.0511 - conveyed to Kelsea A Plamondon, Roxanne Cluff retained life estate 18965/922 -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 17 LORDS RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	48,900	38,100	10,000	77,000		
1ST MORTGAGE 0			2013	48,900	38,100	10,000	77,000		
2ND MORTGAGE 0			2014	48,900	38,100	10,000	77,000		
Zone/Land Use 31 Agricultural/Residential			2015	48,900	38,100	10,000	77,000		
Secondary Zone			2016	41,600	38,100	15,000	64,700		
Topography 1 Level			2017	41,600	38,100	15,000	64,700		
1.Level 4.Below St 7.Steep			2018	41,600	38,100	20,000	59,700		
2.Rolling 5.Low 8.Wet			2019	41,600	38,100	20,000	59,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	41,600	38,400	20,000	60,000		
Utilities 9 No Water/No Sewer			2021	45,700	38,400	24,500	59,600		
1.Public 4.Improve 7.Improve			2022	49,900	42,300	25,000	67,200		
2.Water 5.Improve 8.			2023	54,900	46,900	25,000	76,800		
3.Sewer 6.Improve 9.None			2024	61,500	53,000	25,000	89,500		
Street 3 Gravel			2025	75,200	59,200	25,000	109,400		
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 3/01/2022			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	2.06	70	%	6	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 2.06						44.Utility ROW
									45.Camp Lot
									46.Site Improve


Waterboro

Map Lot 014-040P

Account 1603

Location 16 PIERCE ROAD

Card 1 Of 1 9/23/2024

Building Style 0			SF Bsm't Living 0			Layout 0		
1.Conv	5.Garr/Col	9.Other	Fin Bsm't 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.C Block	5.Slab	8.						
3.Br/Stone	6.Prs/Post	9.						
Basement 0								
1.1/4 Bmt	4.Full Bmt	7.						
2.1/2 Bmt	5.None	8.						
3.3/4 Bmt	6.	9.None						
Bsm't Gar # Cars 0								
Wet Basement 0								
1.Dry	4.	7.						
2.Damp	5.	8.						
3.Wet	6.	9.						
Date Inspected			1.Owner			4.Agent	7.	
			2.Relative			5.Estimate	8.	
			3.Tenant			6.Other	9.SNY	

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14Mobile Home	1990	14x54	3 100	5	85 %	100 %		1.One Story Fram
1 One Story Frame	2000	456	3 100	4	90 %	70 %		2.Two Story Fram
68 Wood Deck	0	120	0 0	0	0 %	0 %		3.Three Story Fr
24 Frame Shed	0	80	0 0	0	0 %	0 %		4.1 & 1/2 Story
103 MH CONC. SLAB	0	756	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

