

DARRELL, SAMUEL Z
6 POLELINE LANE
WATERBORO ME 04087

B15307P870 B16258P300 B18721P47

Previous Owner
NEDEAU JASON L
NEDEAU, EMILY J
184 THOMPSON ROAD
ARUNDEL ME 04046
Sale Date: 6/30/2021

Previous Owner
NEDEAU JASON & EMILY J
1290 ALFRED RD.

ARUNDEL ME 04046 8902
Sale Date: 10/15/2012

Inspection Witnessed By:

X	Date	
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																																
Neighborhood 59 WEST RD S			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																												
Tree Growth Year 0			2012	48,600	207,600	0	256,200																																																																																																																																																																																																												
1ST MORTGAGE 0			2013	48,600	207,600	0	256,200																																																																																																																																																																																																												
2ND MORTGAGE 0			2014	48,000	207,600	0	255,600																																																																																																																																																																																																												
Zone/Land Use 21 Village			2015	48,000	207,600	0	255,600																																																																																																																																																																																																												
Secondary Zone			2016	40,500	207,600	0	248,100																																																																																																																																																																																																												
Topography 1 Level			2017	40,500	207,600	0	248,100																																																																																																																																																																																																												
1.Level 4.Below St 7.Steep			2018	40,500	207,600	0	248,100																																																																																																																																																																																																												
2.Rolling 5.Low 8.Wet			2019	40,500	207,600	0	248,100																																																																																																																																																																																																												
3.Above St 6.Swampy 9.Lev/Roll			2020	40,500	207,900	0	248,400																																																																																																																																																																																																												
Utilities 2 Public Water			2021	44,500	207,900	0	252,400																																																																																																																																																																																																												
1.Public 4.Improve 7.Improve			2022	48,600	228,600	0	277,200																																																																																																																																																																																																												
2.Water 5.Improve 8.			2023	53,400	253,600	0	307,000																																																																																																																																																																																																												
3.Sewer 6.Improve 9.None			2024	59,900	284,800	0	344,700																																																																																																																																																																																																												
Street 1 Paved			2025	72,100	384,400	0	456,500																																																																																																																																																																																																												
1.Paved 4.Proposed 7.ROW			<table border="1"> <thead> <tr> <th colspan="4">Land Data</th> </tr> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr><td>11.Ossipee WF</td><td></td><td></td><td></td><td>%</td><td></td><td>1.Unimproved</td></tr> <tr><td>12.Arrowhead WF</td><td></td><td></td><td></td><td>%</td><td></td><td>2.Excess Ftg /De</td></tr> <tr><td>13.Waterfront</td><td></td><td></td><td></td><td>%</td><td></td><td>3.Topography</td></tr> <tr><td>14.Rear Land</td><td></td><td></td><td></td><td>%</td><td></td><td>4.Size/Shape</td></tr> <tr><td>15.Misc</td><td></td><td></td><td></td><td>%</td><td></td><td>5.Access or Rear</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>6.Restriction</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>7.Open Space</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>8.View/Environ</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>9.Fract Share</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>Acres</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>30.Rear (201+)</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>31.Tillable/Horti</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>32.Pasture</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>33.Orchard</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>34.Frontage</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>35.Triangular Lot</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>36.Commercial</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>37.Softwood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>38.Mixed Wood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>39.Hardwood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>40.Wasteland</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>41.Gravel Pit (Ac</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>42.Mobile Home Si</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>43.Condo Site</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>44.Utility ROW</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>45.Camp Lot</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>46.Site Improve</td></tr> </tbody> </table>					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					%		37.Softwood					%		38.Mixed Wood					%		39.Hardwood					%		40.Wasteland					%		41.Gravel Pit (Ac					%		42.Mobile Home Si					%		43.Condo Site					%		44.Utility ROW					%		45.Camp Lot					%		46.Site Improve
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Waterboro

Map Lot 020-011C

Account 21

Location 6 POLELINE LANE

Card 1

Of 1

9/23/2024

Building Style	5 Garrison/Colonial			SF Bsmt Living	0	Layout	1 Typical				
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% 8 Floor/Wall Unit M	3.Not func	6.	9.			
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat					
Dwelling Units	2			2.HWCI	6.GravWA	10.	Attic	0			
Other Units	0			3.HWRAD	7.Electric	11.	1.1/4 Fin	4.Full Fin	7.1/4 Unfi		
Stories	2 Two Story			4.Steam	8.F/WallM	12.	2.1/2 Fin	5.FI/Stair	8.		
1.1	4.1.50	7.1.25		Cool Type	0% 9 None		3.3/4 Fin	6.1/2 Unfi	9.None		
2.2	5.1.75	8.		1.Refrig	4.W&C Air	7.	Insulation	3 Capped Only			
3.3	6.2.50	9.		2.Evapor	5.	8.	1.Full	4.Minimal	7.		
Exterior Walls	8 Alumunum/Vinyl			3.H Pump	6.	9.None	2.Heavy	5.Unk	8.		
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	2 Typical			3.Capped	6.	9.None	
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Unfinished %	0%			
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.	Grade & Factor	3 Average 110%			
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None	1.E Grade	4.B Grade	7.AAA Grad		
Roof Surface	1 Asphalt Shingles			Bath(s) Style	2 Typical Bath(s)			2.D Grade	5.A Grade	8.	
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	3.C Grade	6.AA Grade	9.Same		
2.Slate	5.Wood	8.		2.Typical	5.	8.	SQFT (Footprint)	1025			
3.Metal	6.Other	9.		3.Old Type	6.	9.None	Condition	5 Above Average			
SF Masonry Trim	0			# Rooms	4			1.Poor	4.Avg	7.V G	
OPEN-3-	0			# Bedrooms	2			2.Fair	5.Avg+	8.Exc	
OPEN-4-	0			# Full Baths	1			3.Avg-	6.Good	9.Same	
Year Built	1989			# Half Baths	1			Phys. % Good	0%		
Year Remodeled	0			# Addn Fixtures	0			Funct. % Good	100%		
Foundation	1 Concrete			# Fireplaces	0			Functional Code	9 None		
1.Concrete	4.Wood	7.					1.Incomp	4.Small	7.Layout		
2.C Block	5.Slab	8.					2.O-Built	5.CDU	8.Other		
3.Br/Stone	6.Prs/Post	9.					3.Damage	6.Style	9.None		
Basement	4 Full Basement						Econ. % Good	100%			
1.1/4 Bmt	4.Full Bmt	7.					Economic Code	None			
2.1/2 Bmt	5.None	8.					0.None	3.Services	7.		
3.3/4 Bmt	6.	9.None					1.Location	4.Traffic	8.		
Bsmt Gar # Cars	0						2.Encroach	9.None	9.		
Wet Basement	1 Dry Basement						Entrance Code	0			
1.Dry	4.	7.					1.Interior	4.Vacant	7.		
2.Damp	5.	8.					2.Refusal	5.Estimate	8.		
3.Wet	6.	9.					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		



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
26 1SFr Overhang	0	41	0 0	0	0	0	%	1.One Story Fram
68 Wood Deck	0	69	0 0	0	0	0	%	2.Two Story Fram
23 Frame Garage	0	896	0 0	0	75	0	%	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

