

MONTPAS KEITH R  
21 MASON STREET  
BIDDEFORD ME 04005

B13885P318 B16131P964 B16589P133 B16616P604

Previous Owner  
GALE MALCOLM E  
P O BOX 1162

MARSHFIELD MA 02050  
Sale Date: 6/25/2003

Inspection Witnessed By:

X	Date	
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record				
Neighborhood <b>27 OSS�PEE POND WF B</b>			Year	Land	Buildings	Exempt	Total
Tree Growth Year <b>0</b>			2012	46,900	140,500	0	187,400
1ST MORTGAGE <b>0</b>			2013	83,000	139,000	0	222,000
2ND MORTGAGE <b>0</b>			2014	83,000	139,000	0	222,000
Zone/Land Use <b>48 Shoreland</b>			2015	83,000	139,000	0	222,000
Secondary Zone <b>31 .....</b>			2016	78,900	135,700	0	214,600
Topography <b>1 Level</b>			2017	78,900	135,700	0	214,600
1.Level 4.Below St 7.Steep			2018	78,900	135,700	0	214,600
2.Rolling 5.Low 8.Wet			2019	78,900	135,700	0	214,600
3.Above St 6.Swampy 9.Lev/Roll			2020	78,900	136,800	0	215,700
Utilities <b>9 No Water/No Sewer</b>			2021	86,700	136,800	0	223,500
1.Public 4.Improve 7.Improve			2022	94,600	150,500	0	245,100
2.Water 5.Improve 8.			2023	104,100	166,900	0	271,000
3.Sewer 6.Improve 9.None			2024	116,700	187,500	0	304,200
Street <b>3 Gravel</b>			2025	121,700	236,700	0	358,400
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>				
2.Semi Imp 5.Pvt 8.None							
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>	<b>Influence</b>	<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF	11	Frontage	Factor	
BUILDING USE <b>0</b>			12.Arrowhead WF	035	Depth	Code	
<b>Sale Data</b>			13.Waterfront				
Sale Date <b>7/22/2011</b>			14.Rear Land				
Price <b>252,500</b>			15.Misc				
Sale Type <b>2 Land &amp; Buildings</b>			<b>Square Foot</b>		<b>Square Feet</b>		
1.Land 4.Mobile 7.			16.Regular Lot				
2.L & B 5.Other 8.			17.Secondary Lot				
3.Building 6. 9.			18.Excess Land				
Financing <b>9 Unknown</b>			19.Condominium				
1.Convent 4.Seller 7.			20.Pavement				
2.FHA/VA 5.Private 8.			<b>Fract. Acre</b>		<b>Acreege/Sites</b>		
3.Assumed 6.Cash 9.Unknown			21.Homesite (Frac				
Validity <b>4 Split/Assemblage</b>			22.Vacant Lot (Fr				
1.Valid 4.Split 7.Renovate			23.Non Conforming				
2.Related 5.Partial 8.Other			<b>Acres</b>				
3.Distress 6.Exempt 9.			24.Excess ( 5-10)				
Verified <b>5 Public Record</b>			25.Excess (10+)				
1.Buyer 4.Agent 7.Family			26.Excess				
2.Seller 5.Pub Rec 8.Other			27.Rear (1-100)				
3.Lender 6.MLS 9.			28.Rear (101-150)				
			29.Rear (151-200)				
			<b>Total Acreage</b>		<b>0.10</b>		

- 1.Unimproved
- 2.Excess Ftg /De
- 3.Topography
- 4.Size/Shape
- 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


**Waterboro**

Map Lot 028-047

Account 2013

Location 27 BLACK COVE ROAD

Card 1 Of 1 9/23/2024

Building Style <b>9 Other</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Contemp/ 11.Condo	Heat Type <b>100% 5 Force Warm Air</b>	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Other Units <b>0</b>	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories <b>2 Two Story</b>	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 <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>2 Wood Shingle</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 103%</b>
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 <b>3 Metal</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>912</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>0</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3- <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1993</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>0</b>
	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	
68 Wood Deck	0	319	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

