

STALKER PETER D & ELEANOR M TRUSTEES OF  
STALKER MAINE REALTY TRUST  
C/O PETER STALKER  
HUBBARDSTON MA 01452

B15674P627

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>44 TOWNHOUSE RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	126,500	48,500	0	175,000		
1ST MORTGAGE <b>0</b>			2013	126,500	48,500	0	175,000		
2ND MORTGAGE <b>0</b>			2014	126,500	48,500	0	175,000		
Zone/Land Use <b>48 Shoreland</b>			2015	126,500	48,500	0	175,000		
Secondary Zone <b>31 .....</b>			2016	113,800	48,500	0	162,300		
Topography <b>2 Rolling</b>			2017	113,800	48,500	0	162,300		
1.Level 4.Below St 7.Steep			2018	113,800	48,500	0	162,300		
2.Rolling 5.Low 8.Wet			2019	113,800	48,500	0	162,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	113,800	49,300	0	163,100		
Utilities <b>9 No Water/No Sewer</b>			2021	125,200	49,300	0	174,500		
1.Public 4.Improve 7.Improve			2022	136,600	54,300	0	190,900		
2.Water 5.Improve 8.			2023	150,300	60,200	0	210,500		
3.Sewer 6.Improve 9.None			2024	168,500	67,900	0	236,400		
Street <b>3 Gravel</b>			2025	158,100	95,900	0	254,000		
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		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		5.Access or Rear
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>			%		6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity			<b>Fract. Acre</b>	<b>Acreege/Sites</b>			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	0.20	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified			<b>Acres</b>				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			<b>Total Acreage</b>		0.20				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

## Waterboro

Map Lot 029-007

Account 2031

Location 38 BLACK COVE ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>2 Ranch</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% 9 Not Heated</b>	3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat			
Dwelling Units	<b>1</b>			2.HWCI	6.GravWA	10.			
Other Units	<b>0</b>			3.HWRAD	7.Electric	11.			
Stories	<b>1 One Story</b>			4.Steam	8.F/WallM	12.			
1.1	4.1.50	7.1.25		Cool Type	<b>0% 9 None</b>			Insulation	<b>4 Minimal</b>
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	<b>1 Wood Siding</b>			3.H Pump	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.			
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.			
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None			
Roof Surface	<b>1 Asphalt Shingles</b>			Bath(s) Style	<b>2 Typical Bath(s)</b>			Grade & Factor	<b>3 Average 100%</b>
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	<b>0</b>			# Rooms	<b>4</b>			1.Poor	4.Avg
OPEN-3-	<b>0</b>			# Bedrooms	<b>2</b>			2.Fair	5.Avg+
OPEN-4-	<b>0</b>			# Full Baths	<b>1</b>			3.Avg-	6.Good
Year Built	<b>1950</b>			# Half Baths	<b>0</b>			Phys. % Good	<b>0%</b>
Year Remodeled	<b>0</b>			# Addn Fixtures	<b>0</b>			Funct. % Good	<b>100%</b>
Foundation	<b>6 Piers/Posts</b>			# Fireplaces	<b>0</b>			Functional Code	<b>9 None</b>
1.Concrete	4.Wood	7.							
2.C Block	5.Slab	8.							
3.Br/Stone	6.Prs/Post	9.							
Basement	<b>9 No Basement</b>								
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	<b>0</b>								
Wet Basement	<b>9 No Basement</b>								
1.Dry	4.	7.							
2.Damp	5.	8.							
3.Wet	6.	9.							



Date Inspected

Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
24 Frame Shed	0	72	0 0	0	0	0	%	%	1.One Story Fram
68 Wood Deck	0	308	0 0	0	0	0	%	%	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

