

DAVIES, BRIAN L, JR, TRUSTEE
 CLUFF SHERRI A
 47 ORCHARD STREET
 BYFIELD MA 01922

B14236P276 B16692P387 B18023P914 B18116P331

Previous Owner
 DAVIES, BRIAN L JR
 47 ORCHARD STREET

BYFIELD MA 01922
 Sale Date: 12/05/2019

Previous Owner
 CLUFF SHERRI A & DAVIES RITA B.
 47 ORCHARD ST.

BYFIELD MA 01922
 Sale Date: 5/24/2019

Previous Owner
 RITCHIE NORMAN E & LINNEA T TRUSTEES OF
 THE RITCHIE FAMILY TRUST DATED 03/15/2004
 11 COUNTRY DRIVE
 BIDDEFORD ME 04005
 Sale Date: 9/11/2013

Inspection Witnessed By:

X	Date

No./Date	Description	Date Insp.

Notes:

16.0502 - REDUCED ACREAGE BY .2 PER MISSED SPLIT FROM 2013. SEE 032-062B -AK

19.0801 - added 28x40 garage with second floor living space -sb

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																																		
Neighborhood	41 SOKOKIS TRAIL RT5 M		Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																														
Tree Growth Year	0		2012	139,500	69,400	0	208,900																																																																																																																																																																																																														
1ST MORTGAGE	0		2013	139,500	69,400	0	208,900																																																																																																																																																																																																														
2ND MORTGAGE	0		2014	139,500	69,400	0	208,900																																																																																																																																																																																																														
Zone/Land Use	48 Shoreland		2015	139,500	69,400	0	208,900																																																																																																																																																																																																														
Secondary Zone	31		2016	128,800	65,500	0	194,300																																																																																																																																																																																																														
2017	128,800	65,500	0	194,300																																																																																																																																																																																																																	
Topography	8 Wet Area		2018	128,800	65,500	0	194,300																																																																																																																																																																																																														
1.Level	4.Below St	7.Steep	2019	128,800	65,500	0	194,300																																																																																																																																																																																																														
2.Rolling	5.Low	8.Wet	2020	128,800	159,600	0	288,400																																																																																																																																																																																																														
3.Above St	6.Swampy	9.Lev/Roll	2021	141,700	159,600	0	301,300																																																																																																																																																																																																														
Utilities	9 No Water/No Sewer		2022	154,600	175,600	0	330,200																																																																																																																																																																																																														
1.Public	4.Improve	7.Improve	2023	170,000	194,700	0	364,700																																																																																																																																																																																																														
2.Water	5.Improve	8.	2024	190,600	220,000	0	410,600																																																																																																																																																																																																														
3.Sewer	6.Improve	9.None	2025	199,300	268,400	0	467,700																																																																																																																																																																																																														
Street	3 Gravel		<table border="1"> <thead> <tr> <th colspan="6">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>11</td> <td>070</td> <td>080</td> <td>100 %</td> <td>0</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	11	070	080	100 %	0	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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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.																																																																																																																																																																																																																			

Waterboro

Map Lot 032-062

Account 2151

Location 28 GALLI LANE

Card 1 Of 1 9/23/2024

Building Style	2 Ranch			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		Attic	9 None		
Dwelling Units	1			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	1 One Story			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	4 Minimal		
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	8 Aluminum/Vinyl			3.H Pump	6.	9.None		3.Capped	6.	9.None	
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	2 Typical			Unfinished %	0%		
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.		Grade & Factor	3 Average 90%		
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	1 Asphalt Shingles			Bath(s) Style	2 Typical Bath(s)			3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.		SQFT (Footprint)	1090		
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition	4 Average		
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G	
SF Masonry Trim	0			# Rooms	4			2.Fair	5.Avg+	8.Exc	
OPEN-3-	0			# Bedrooms	2			3.Avg-	6.Good	9.Same	
OPEN-4-	0			# Full Baths	1			Phys. % Good	0%		
Year Built	1965			# Half Baths	0			Funct. % Good	100%		
Year Remodeled	0			# Addn Fixtures	0			Functional Code	9 None		
Foundation	6 Piers/Posts			# Fireplaces	0			1.Incomp	4.Small	7.Layout	
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>							
2.C Block	5.Slab	8.									
3.Br/Stone	6.Prs/Post	9.									
Basement	9 No 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	9 No Basement										
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	318	0 0	0	0	0 %	0 %	1.One Story Fram
22 Encl Frame Porch	0	136	0 0	0	0	0 %	0 %	2.Two Story Fram
68 Wood Deck	0	152	0 0	0	0	0 %	0 %	3.Three Story Fr
49 1.75 Fr Gar w/fin	2019	1120	4 100	8	0	100 %	100 %	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