

NICKERSON ASHLEY E  
15 OWLS HILL ROAD  
LIMERICK ME 04048

B2856P35 B17147P413

Previous Owner  
GUAY NORMAN G & ANN MARIE  
c/o 15 owls hill road

limerick ME 04048  
Sale Date: 12/07/2015

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>24 EAST SHORE DR</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	98,600	33,300	0	131,900		
1ST MORTGAGE <b>0</b>			2013	98,600	33,300	0	131,900		
2ND MORTGAGE <b>0</b>			2014	98,600	33,300	0	131,900		
Zone/Land Use <b>48 Shoreland</b>			2015	98,600	33,300	0	131,900		
Secondary Zone <b>31 .....</b>			2016	93,700	33,300	0	127,000		
Topography <b>3 Above Street</b>			2017	93,700	33,300	0	127,000		
1.Level 4.Below St 7.Steep			2018	93,700	33,300	0	127,000		
2.Rolling 5.Low 8.Wet			2019	93,700	33,300	0	127,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	93,700	33,500	0	127,200		
Utilities <b>9 No Water/No Sewer</b>			2021	103,000	33,500	0	136,500		
1.Public 4.Improve 7.Improve			2022	112,400	36,800	0	149,200		
2.Water 5.Improve 8.			2023	123,600	40,800	0	164,400		
3.Sewer 6.Improve 9.None			2024	138,600	46,100	0	184,700		
Street <b>3 Gravel</b>			2025	144,600	68,000	0	212,600		
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>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF	Type	Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>									12.Arrowhead WF
<b>Sale Data</b>			13.Waterfront	%	%	%	%	%	
Sale Date <b>12/07/2015</b>									14.Rear Land
Price			15.Misc	%	%	%	%	%	
Sale Type <b>2 Land &amp; Buildings</b>									<b>Square Foot</b>
1.Land 4.Mobile 7.			16.Regular Lot				%		8.View/Environ
2.L & B 5.Other 8.									
3.Building 6. 9.			18.Excess Land			%		30.Rear (201+)	
Financing <b>1 Conventional</b>									19.Condominium
1.Convent 4.Seller 7.			20.Pavement			%		32.Pasture	
2.FHA/VA 5.Private 8.									<b>Fract. Acre</b>
3.Assumed 6.Cash 9.Unknown			<b>Acres</b>			%		34.Frontage	
Validity <b>1 Arms Length Sale</b>									21.Homesite (Frac
1.Valid 4.Split 7.Renovate			22.Vacant Lot (Fr			%		36.Commercial	
2.Related 5.Partial 8.Other									23.Non Conforming
3.Distress 6.Exempt 9.			<b>Acres</b>			%		38.Mixed Wood	
Verified <b>1 Buyer</b>									24.Excess ( 5-10)
1.Buyer 4.Agent 7.Family			25.Excess (10+)			%		40.Wasteland	
2.Seller 5.Pub Rec 8.Other									26.Excess
3.Lender 6.MLS 9.			27.Rear (1-100)			%		42.Mobile Home Si	
									28.Rear (101-150)
			29.Rear (151-200)			%		44.Utility ROW	
									<b>Total Acreage</b>
							46.Site Improve		

## Waterboro

Map Lot 035-004

Account 2285

Location 10 BIDDEFORD DRIVE

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		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>1 One 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>4 Minimal</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>1 Wood Siding</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>2 Fair 100%</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>1 Asphalt Shingles</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>399</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>4</b>			2.Fair	5.Avg+	8.Exc	
OPEN-3-	<b>0</b>			# Bedrooms	<b>2</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>1950</b>			# Half Baths	<b>0</b>			Funct. % Good	<b>100%</b>		
Year Remodeled	<b>0</b>			# Addn Fixtures	<b>0</b>			Functional Code	<b>9 None</b>		
Foundation	<b>6 Piers/Posts</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>9 No 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>9 No 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	48	0 0	0	0	0	%	1.One Story Fram
68 Wood Deck	0	48	0 0	0	0	0	%	2.Two Story Fram
22 Encl Frame Porch	0	95	0 0	0	0	0	%	3.Three Story Fr
24 Frame Shed	0	64	0 0	0	0	0	%	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

