

ROUX MICHAEL  
76 HUNTER ROAD  
N WATERBORO ME 04061

B11743P283 B16095P402 B16095P405

Previous Owner  
YODER KURTIS L & HEATHER S  
C/O MICHAEL ROUX  
76 HUNTER ROAD  
NORTH WATERBORO ME 04061  
Sale Date: 5/12/2011

Previous Owner  
HODGDON ANDREA R & MARK R  
76 HUNTER ROAD

NORTH WATERBORO ME 04061  
Sale Date: 4/13/2007

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record								
Neighborhood <b>2 LAC EAST</b>			Year	Land	Buildings	Exempt	Total				
Tree Growth Year <b>0</b>			2012	30,000	136,100	0	166,100				
1ST MORTGAGE <b>0</b>			2013	30,000	136,100	0	166,100				
2ND MORTGAGE <b>0</b>			2014	30,000	136,100	0	166,100				
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	30,000	136,100	0	166,100				
Secondary Zone			2016	15,000	136,100	0	151,100				
Topography <b>2 Rolling</b>			2017	15,000	136,100	0	151,100				
1.Level 4.Below St 7.Steep			2018	15,000	136,100	0	151,100				
2.Rolling 5.Low 8.Wet			2019	15,000	136,100	0	151,100				
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	136,100	0	151,100				
Utilities <b>9 No Water/No Sewer</b>			2021	16,500	136,100	0	152,600				
1.Public 4.Improve 7.Improve			2022	18,000	149,700	0	167,700				
2.Water 5.Improve 8.			2023	19,800	166,000	0	185,800				
3.Sewer 6.Improve 9.None			2024	22,200	186,400	0	208,600				
Street <b>3 Gravel</b>			2025	30,000	251,500	0	281,500				
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 <b>5/12/2011</b>			14.Rear Land				%		3.Topography		
Price <b>110,000</b>			15.Misc				%		4.Size/Shape		
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear		
1.Land 4.Mobile 7.			<b>Square Foot</b>				%		6.Restriction		
2.L & B 5.Other 8.			16.Regular Lot	16		1	100	%	0	7.Open Space	
3.Building 6. 9.			17.Secondary Lot				%			8.View/Environ	
Financing <b>1 Conventional</b>			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>1 Arms Length Sale</b>			<b>Fract. Acre</b>				%			32.Pasture	
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%			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>1 Buyer</b>			<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 0.00</b>								43.Condo Site
											44.Utility ROW
											45.Camp Lot
											46.Site Improve

## Waterboro

Map Lot 044-000-A438


Account 3077

Location 76 HUNTER ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>4 Cape Cod</b>	SF Bsmt Living	0	Layout	<b>1 Typical</b>
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL		0
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100%</b>	<b>1 Hot Water BB</b>
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>4 One &amp; 1/2 Story</b>		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	<b>0%</b>	<b>9 None</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>8 Aluminum/Vinyl</b>		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	<b>2 Typical</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>	
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>0</b>	
OPEN-3-	<b>0</b>		# Bedrooms	<b>2</b>	
OPEN-4-	<b>0</b>		# Full Baths	<b>2</b>	
Year Built	<b>2002</b>		# Half Baths	<b>0</b>	
Year Remodeled	<b>0</b>		# Addn Fixtures	<b>0</b>	
Foundation	<b>1 Concrete</b>		# Fireplaces	<b>0</b>	
1.Concrete	4.Wood	7.			
2.C Block	5.Slab	8.			
3.Br/Stone	6.Prs/Post	9.			
Basement	<b>4 Full 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>1 Dry 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
					%	%	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

