

WRIGHT DAVID  
WRIGHT, LENA V  
191 OLD PORTLAND ROAD  
NORTH WATERBORO ME 04061

B14161P124

Previous Owner  
MERKEL MARY C  
191 OLD PORTLAND ROAD

NORTH WATERBORO ME 04061 4903  
Sale Date: 11/21/2006

Previous Owner  
PARENDELIS MARK J & MELISSA A  
191 OLD PORTLAND ROAD

N WATERBORO ME 04061  
Sale Date: 7/19/2004

Inspection Witnessed By:

X	Date	
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record				
Neighborhood <b>1 LAC WEST</b>			Year	Land	Buildings	Exempt	Total
Tree Growth Year <b>0</b>			2012	30,000	100,600	10,000	120,600
1ST MORTGAGE <b>0</b>			2013	30,000	100,600	10,000	120,600
2ND MORTGAGE <b>0</b>			2014	30,000	100,600	10,000	120,600
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	30,000	100,600	10,000	120,600
Secondary Zone			2016	15,000	95,900	15,000	95,900
Topography <b>2 Rolling</b>			2017	15,000	95,900	15,000	95,900
1.Level 4.Below St 7.Steep			2018	15,000	95,900	20,000	90,900
2.Rolling 5.Low 8.Wet			2019	15,000	95,900	20,000	90,900
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	96,400	20,000	91,400
Utilities <b>9 No Water/No Sewer</b>			2021	16,500	96,400	24,500	88,400
1.Public 4.Improve 7.Improve			2022	18,000	106,100	25,000	99,100
2.Water 5.Improve 8.			2023	19,800	117,600	25,000	112,400
3.Sewer 6.Improve 9.None			2024	22,200	132,700	25,000	129,900
Street <b>3 Gravel</b>			2025	30,000	159,600	25,000	164,600
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>				
LAND USE <b>0</b>							
BUILDING USE <b>0</b>			<b>Type</b>				
<b>Sale Data</b>							
Sale Date <b>7/19/2004</b>			<b>Effective</b>				
Price <b>123,500</b>							
Sale Type <b>2 Land &amp; Buildings</b>			<b>Influence</b>				
1.Land 4.Mobile 7.							
2.L & B 5.Other 8.			<b>Factor</b>				
3.Building 6. 9.							
Financing <b>1 Conventional</b>			<b>Code</b>				
1.Convent 4.Seller 7.							
2.FHA/VA 5.Private 8.			<b>Influence Codes</b>				
3.Assumed 6.Cash 9.Unknown							
Validity <b>1 Arms Length Sale</b>			<b>Square Foot</b>				
1.Valid 4.Split 7.Renovate							
2.Related 5.Partial 8.Other			<b>Square Feet</b>				
3.Distress 6.Exempt 9.							
Verified <b>1 Buyer</b>			<b>Acres/Sites</b>				
1.Buyer 4.Agent 7.Family							
2.Seller 5.Pub Rec 8.Other			<b>Total Acreage 0.00</b>				
3.Lender 6.MLS 9.							
Fract. Acre			<b>Acres</b>				
21.Homesite (Frac							
22.Vacant Lot (Fr			<b>Acres</b>				
23.Non Conforming							
24.Excess ( 5-10)			<b>Acres</b>				
25.Excess (10+)							
26.Excess			<b>Acres</b>				
27.Rear (1-100)							
28.Rear (101-150)			<b>Acres</b>				
29.Rear (151-200)							

- 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 045-001-459

Account 3290

Location 191 OLD PORTLAND 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	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	<b>100% 1 Hot Water BB</b>	3.Not func	6. 9.		
4.Cape	8.Log	12.	1.HWB	5.FWA	<b>Attic 4 Full Finished</b>			
Dwelling Units <b>1</b>			2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin 7.1/4 Unfi		
Other Units <b>0</b>			3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair 8.		
Stories	<b>1 One Story</b>		4.Steam	8.FI/WallM	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>	<b>Insulation 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>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>3 Average 105%</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>768</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>6</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>1989</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>3 Information Only</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>3 Tenant</b>					
			1.Owner	4.Agent 7.				
			2.Relative	5.Estimate 8.				
			3.Tenant	6.Other 9.SNY				

Date Inspected 8/04/2005

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	144	0 0	0	0 %	0 %		1.One Story Fram
24 Frame Shed	1989	96	3 100	3	95 %	100 %		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

