

PLOURDE CAROLINE M  
107 OCEAN PARK RD  
SACO ME 04072

B13523P276

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:  
24.0523 - corrected acreage & changed zone from Shoreland to AR - vw

Waterboro

Property Data			Assessment Record						
Neighborhood <b>74 LAKE SHERBURNE NBHD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	23,100	103,900	0	127,000		
1ST MORTGAGE <b>0</b>			2013	23,100	103,900	0	127,000		
2ND MORTGAGE <b>0</b>			2014	23,100	103,900	0	127,000		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	23,100	103,900	0	127,000		
Secondary Zone <b>31 .....</b>			2016	20,800	103,900	0	124,700		
Topography <b>1 Level</b>			2017	20,800	103,900	0	124,700		
1.Level 4.Below St 7.Steep			2018	20,800	103,900	0	124,700		
2.Rolling 5.Low 8.Wet			2019	20,800	103,900	0	124,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	20,800	104,400	0	125,200		
Utilities <b>9 No Water/No Sewer</b>			2021	22,900	104,400	0	127,300		
1.Public 4.Improve 7.Improve			2022	25,000	114,900	0	139,900		
2.Water 5.Improve 8.			2023	27,500	127,400	0	154,900		
3.Sewer 6.Improve 9.None			2024	30,800	143,100	0	173,900		
Street <b>3 Gravel</b>			2025	67,800	195,000	0	262,800		
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		Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date <b>9/29/2003</b>			14.Rear Land				%		3.Topography
Price <b>106,180</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>		<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 <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>		<b>Acreege/Sites</b>				32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21		0.46	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>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</b>		<b>0.46</b>				

46.Site Improve

# Waterboro

Map Lot 047-172

Account 3902

Location 602 ROSS CORNER ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>1 Conventional</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
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL <b>0</b>		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100% 1 Hot Water BB</b>	3.Not func
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>1 Full</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>2 Wood Shingle</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>0</b>		SQFT (Footprint) <b>624</b>
OPEN-3- <b>0</b>			# Bedrooms <b>3</b>		Condition <b>5 Above Average</b>
OPEN-4- <b>0</b>			# Full Baths <b>1</b>		1.Poor
Year Built <b>1971</b>			# Half Baths <b>0</b>		4.Avg
Year Remodeled <b>1994</b>			# Addn Fixtures <b>0</b>		7.V G
Foundation <b>2 Concrete Block</b>			# Fireplaces <b>1</b>		2.Fair
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2c5e6c; 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 <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			Phys. % Good <b>0%</b>		
			Funct. % Good <b>100%</b>		
			Functional Code <b>9 None</b>		
			1.Incomp		
			4.Small		
			7.Layout		
			2.O-Built		
			5.CDU		
			8.Other		
			3.Damage		
			6.Style		
			9.None		
			Econ. % Good <b>100%</b>		
			Economic Code <b>None</b>		
			0.None		
			3.Services		
			7.		
			1.Location		
			4.Traffic		
			8.		
			2.Encroach		
			9.None		
			9.		
			Entrance Code <b>0</b>		
			1.Interior		
			4.Vacant		
			7.		
			2.Refusal		
			5.Estimate		
			8.		
			3.Informed		
			6.Office		
			9.RS		
			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	
2 Two Story Frame	0	256	0 0	0	0	0	%	1.One Story Fram
68 Wood Deck	0	87	0 0	0	0	0	%	2.Two Story Fram
68 Wood Deck	0	48	0 0	0	0	0	%	3.Three Story Fr
27 Unfin Basement	0	256	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

