

MARTIN KORY
 216 OLD ALFRED ROAD
 EAST WATERBORO ME 04030

B14601P46 B17114P487

Previous Owner
 LEBLANC WAYNE M REVOCABLE TRUST
 DEBORAH A LEBLANC REVOCABLE TRUST
 216 OLD ALFRED ROAD
 EAST WATERBORO ME 04030
 Sale Date: 10/13/2015

Previous Owner
 LEBLANC WAYNE & DEBORAH
 216 OLD ALFRED ROAD
 EAST WATERBORO ME 04030
 Sale Date: 9/15/2005

Property Data			Assessment Record				
Neighborhood 48 OLD ALFRED RD			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2012	62,300	121,500	10,000	173,800
1ST MORTGAGE 0			2013	62,300	121,500	10,000	173,800
2ND MORTGAGE 0			2014	62,300	121,500	10,000	173,800
Zone/Land Use 11 Residential			2015	62,300	121,500	10,000	173,800
Secondary Zone			2016	53,000	120,300	0	173,300
Topography 1 Level			2017	53,000	120,300	0	173,300
1.Level 4.Below St 7.Steep			2018	53,000	120,300	0	173,300
2.Rolling 5.Low 8.Wet			2019	53,000	120,300	0	173,300
3.Above St 6.Swampy 9.Lev/Roll			2020	53,000	121,200	0	174,200
Utilities 9 No Water/No Sewer			2021	58,300	121,200	0	179,500
1.Public 4.Improve 7.Improve			2022	63,600	133,300	0	196,900
2.Water 5.Improve 8.			2023	70,000	147,900	0	217,900
3.Sewer 6.Improve 9.None			2024	78,400	166,100	0	244,500
Street 1 Paved			2025	86,300	228,000	0	314,300
1.Paved 4.Proposed 7.ROW							
2.Semi Imp 5.Pvt 8.None							
3.Gravel 6.Aband 9.TG PLAN							

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF				%		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
Total Acreage		0.69				

Notes:

Sale Data		
Sale Date 10/13/2015		
Price 177,000		
Sale Type 2 Land & Buildings		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing 1 Conventional		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity 1 Arms Length Sale		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified 1 Buyer		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Waterboro

Map Lot 049-010E

Account 3979

Location 216 OLD ALFRED ROAD

Card 1 Of 1 9/23/2024

Building Style	2 Ranch			SF Bsmt Living	500	Layout	1 Typical		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	3 100	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			
Dwelling Units	1			2.HWCI	6.GravWA	10.			
Other Units	0			3.HWRAD	7.Electric	11.			
Stories	1 One Story			4.Steam	8.F/WallM	12.			
1.1	4.1.50	7.1.25		Cool Type	0% 9 None			Insulation	1 Full
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	1 Wood Siding			3.H Pump	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.			
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.			
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None			
Roof Surface	1 Asphalt Shingles			Bath(s) Style	2 Typical Bath(s)			Grade & Factor	3 Average 100%
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	0			# Rooms	0			SQFT (Footprint)	1056
OPEN-3-	0			# Bedrooms	3			Condition	5 Above Average
OPEN-4-	0			# Full Baths	1			1.Poor	4.Avg
Year Built	1979			# Half Baths	0			2.Fair	5.Avg+
Year Remodeled	0			# Addn Fixtures	0			3.Avg-	6.Good
Foundation	1 Concrete			# Fireplaces	0			Phys. % Good	0%
1.Concrete	4.Wood	7.						Funct. % Good	100%
2.C Block	5.Slab	8.						Functional Code	9 None
3.Br/Stone	6.Prs/Post	9.						1.Incomp	4.Small
Basement	4 Full Basement							2.O-Built	5.CDU
1.1/4 Bmt	4.Full Bmt	7.						3.Damage	6.Style
2.1/2 Bmt	5.None	8.						Econ. % Good	100%
3.3/4 Bmt	6.	9.None						Economic Code	None
Bsmt Gar # Cars	0							0.None	3.Services
Wet Basement	2 Damp Basement							1.Location	4.Traffic
1.Dry	4.	7.						2.Encroach	9.None
2.Damp	5.	8.						Entrance Code	0
3.Wet	6.	9.						1.Interior	4.Vacant
								2.Refusal	5.Estimate
								3.Informed	6.Office
								Information Code	0
								1.Owner	4.Agent
								2.Relative	5.Estimate
								3.Tenant	6.Other
									9.SNY



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	50	0 0	0	0	0	%	1.One Story Fram
23 Frame Garage	0	528	0 0	0	0	0	%	2.Two Story Fram
68 Wood Deck	0	196	0 0	0	0	0	%	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

