

GOODRICH PAMELA A
PO BOX 626
N WATERBORO ME 04061

B4073P347 B17157P184

Previous Owner
GUAY NORMAND G & ANN MARIE
167 OLD ALFRED ROAD

EAST WATERBORO ME 04030
Sale Date: 12/23/2015

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:
22-0831-added half bath-sb

Waterboro

Property Data			Assessment Record						
Neighborhood 48 OLD ALFRED RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	53,100	105,700	10,000	148,800		
1ST MORTGAGE 0			2013	53,100	118,600	10,000	161,700		
2ND MORTGAGE 0			2014	53,100	118,600	10,000	161,700		
Zone/Land Use 11 Residential			2015	53,100	118,600	10,000	161,700		
Secondary Zone			2016	45,100	118,600	0	163,700		
Topography 1 Level			2017	45,100	118,600	0	163,700		
1.Level 4.Below St 7.Steep			2018	45,100	118,600	0	163,700		
2.Rolling 5.Low 8.Wet			2019	45,100	118,600	0	163,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	45,100	119,400	0	164,500		
Utilities 9 No Water/No Sewer			2021	49,600	119,400	0	169,000		
1.Public 4.Improve 7.Improve			2022	54,100	131,400	0	185,500		
2.Water 5.Improve 8.			2023	59,500	150,600	0	210,100		
3.Sewer 6.Improve 9.None			2024	66,800	169,100	0	235,900		
Street 1 Paved			2025	73,500	232,500	0	306,000		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0					Frontage	Depth	Factor	Code	
BUILDING USE 0			11.Ossipee WF			%		1.Unimproved	
Sale Data			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Date 12/23/2015			13.Waterfront			%		3.Topography	
Price			14.Rear Land			%		4.Size/Shape	
Sale Type 2 Land & Buildings			15.Misc			%		5.Access or Rear	
1.Land 4.Mobile 7.			Square Foot	Square Feet				6.Restriction	
2.L & B 5.Other 8.						%		7.Open Space	
3.Building 6. 9.			16.Regular Lot			%		8.View/Environ	
Financing 1 Conventional			17.Secondary Lot			%		9.Fract Share	
1.Convent 4.Seller 7.			18.Excess Land			%		Acres	
2.FHA/VA 5.Private 8.			19.Condominium			%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		31.Tillable/Horti	
Validity 2 Related Parties			Fract. Acre	Acreege/Sites				32.Pasture	
1.Valid 4.Split 7.Renovate				21.Homesite (Frac	21	0.50	%	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 1 Buyer			Acres			%		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	
			Total Acreage 0.50					43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 049-019


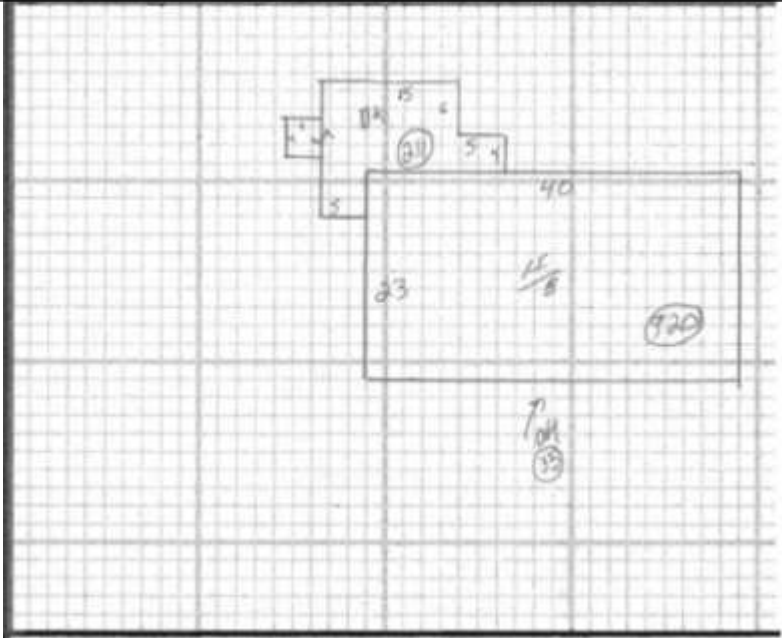
Account 3972

Location 167 OLD ALFRED ROAD

Card 1

Of 1

9/23/2024

Building Style	3 Raised Ranch	SF Bsmt Living	450	Layout	1 Typical
1.Conv	5.Garr/Col 9.Other	Fin Bsmt Grade	3 105	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% 1 Hot Water BB	3.Not func	6. 9.
4.Cape	8.Log 12.	1.HWBB	5.FWA 9.No Heat	Attic	9 None
Dwelling Units	1	2.HWCI	6.GravWA 10.	1.1/4 Fin	4.Full Fin 7.1/4 Unfi
Other Units	0	3.HWRAD	7.Electric 11.	2.1/2 Fin	5.FI/Stair 8.
Stories	1 One Story	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	0% 9 None	Insulation	1 Full
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	2 Wood Shingle	3.H Pump	6. 9.None	3.Capped	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.	Grade & Factor	3 Average 105%
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	1 Asphalt Shingles	Bath(s) Style	2 Typical Bath(s)	3.C Grade	6.AA Grade 9.Same
1.Asphalt	4.Composit 7.	1.Modern	4.Obsolete 7.	SQFT (Footprint)	920
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	5 Above Average
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G
SF Masonry Trim	0	# Rooms	0	2.Fair	5.Avg+ 8.Exc
OPEN-3-	0	# Bedrooms	3	3.Avg-	6.Good 9.Same
OPEN-4-	0	# Full Baths	1	Phys. % Good	0%
Year Built	1971	# Half Baths	1	Funct. % Good	100%
Year Remodeled	0	# Addn Fixtures	0	Functional Code	9 None
Foundation	1 Concrete	# Fireplaces	0	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	100%
Basement	4 Full Basement			Economic Code	None
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	0			Entrance Code	0
Wet Basement	1 Dry Basement			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	0		
		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	
26 1SFr Overhang	0	33	0 0	0	0 %	0 %		1.One Story Fram
68 Wood Deck	0	211	0 0	0	0 %	0 %		2.Two Story Fram
23 Frame Garage	2012	576	3 100	7	97 %	100 %		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