

BISHOP JENNIFER
BISHOP, DEREK A
16 PARTRIDGE ROAD
E WATERBORO ME 04030

B4828P33 B15133P624 B15849P765

Previous Owner
DEUTSCHE BANK NATIONAL TRUST CO AS
TRUSTEE OF AMERIQUEST MTG SECURITIES INC
C/O JENNIFER M FLAHERTY
EAST WATERBORO ME 04030
Sale Date: 4/18/2007

Previous Owner
FOSS BESSIE M & DAYVID A
16 PARTRIDGE ROAD

EAST WATERBORO ME 04030
Sale Date: 2/09/2007

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 30 PHEASANT RUN RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	65,000	103,800	10,000	158,800		
1ST MORTGAGE 0			2013	65,000	103,800	10,000	158,800		
2ND MORTGAGE 0			2014	65,000	103,800	10,000	158,800		
Zone/Land Use 31 Agricultural/Residential			2015	65,000	103,800	10,000	158,800		
Secondary Zone			2016	55,300	96,700	15,000	137,000		
Topography 2 Rolling			2017	55,300	96,700	15,000	137,000		
1.Level 4.Below St 7.Steep			2018	55,300	96,700	20,000	132,000		
2.Rolling 5.Low 8.Wet			2019	55,300	96,700	20,000	132,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	55,300	97,000	20,000	132,300		
Utilities 9 No Water/No Sewer			2021	60,800	97,000	24,500	133,300		
1.Public 4.Improve 7.Improve			2022	66,300	106,700	25,000	148,000		
2.Water 5.Improve 8.			2023	72,900	118,400	25,000	166,300		
3.Sewer 6.Improve 9.None			2024	81,800	132,900	25,000	189,700		
Street 1 Paved			2025	100,000	162,700	25,000	237,700		
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			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 4/18/2007			14.Rear Land				%		3.Topography
Price 142,900			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot		Square Feet				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 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreege/Sites				33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21		1.00	100 %	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 1 Buyer			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreage		1.00				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 052-008

Account 4081

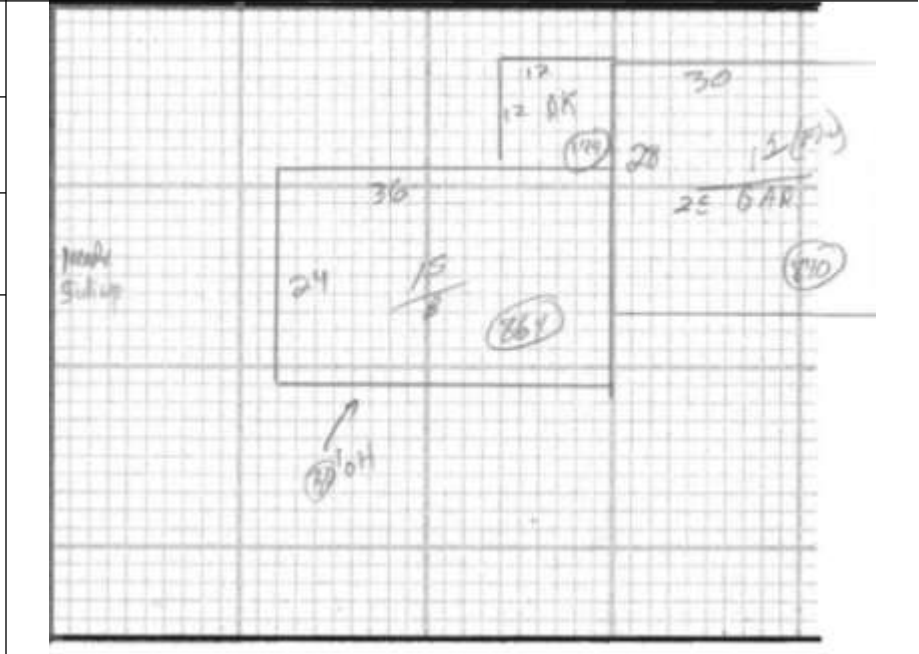
Location 16 PARTRIDGE ROAD

Card 1

Of 1

9/23/2024

Building Style	3 Raised Ranch			SF Bsmt Living	400			Layout	2 Inadequate		
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% 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 100%		
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)	864		
2.Slate	5.Wood	8.		2.Typical	5. 8.			Condition	3 Below Average		
3.Metal	6.Other	9.		3.Old Type	6. 9.None			1.Poor	4.Avg	7.V G	
SF Masonry Trim	0			# Rooms	10			2.Fair	5.Avg+ 8.Exc		
OPEN-3-	0			# Bedrooms	4			3.Avg-	6.Good 9.Same		
OPEN-4-	0			# Full Baths	1			Phys. % Good	0%		
Year Built	1975			# Half Baths	1			Funct. % Good	90%		
Year Remodeled	1993			# Addn Fixtures	0			Functional Code	5 Cond/Des/Util		
Foundation	1 Concrete			# Fireplaces	1			1.Incomp	4.Small	7.Layout	
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2c5e6c; color: white; padding: 10px; margin-right: 10px; font-size: 2em; font-weight: bold;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>	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	
68 Wood Deck	0	144	0 0	0	0	0	%	1.One Story Fram
91 1S AD/GAR	0	840	0 0	0	0	0	%	2.Two Story Fram
26 1SFr Overhang	0	30	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