

WELCH GREGORY M  
WELCH, PENNY L  
8 PARTRIDGE ROAD  
EAST WATERBORO ME 04030

B7606P45

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>30 PHEASANT RUN RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	65,900	93,500	10,000	149,400		
1ST MORTGAGE <b>0</b>			2013	65,900	93,500	10,000	149,400		
2ND MORTGAGE <b>0</b>			2014	65,900	93,500	10,000	149,400		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	65,900	93,500	10,000	149,400		
Secondary Zone			2016	56,000	92,500	15,000	133,500		
Topography <b>2 Rolling</b>			2017	56,000	92,500	15,000	133,500		
1.Level 4.Below St 7.Steep			2018	56,000	92,500	20,000	128,500		
2.Rolling 5.Low 8.Wet			2019	56,000	92,500	20,000	128,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	56,000	92,500	20,000	128,500		
Utilities <b>9 No Water/No Sewer</b>			2021	61,600	92,500	24,500	129,600		
1.Public 4.Improve 7.Improve			2022	67,200	101,800	25,000	144,000		
2.Water 5.Improve 8.			2023	73,900	112,900	25,000	161,800		
3.Sewer 6.Improve 9.None			2024	82,800	128,400	25,000	186,200		
Street <b>3 Gravel</b>			2025	101,300	185,400	25,000	261,700		
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		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		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			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>Fract. Acre</b>	<b>Acreege/Sites</b>			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.14	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>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>1.14</b>				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

## Waterboro

Map Lot 052-010


Account 4083

Location 8 PARTRIDGE ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>3 Raised Ranch</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	4.	7.						
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL <b>0</b>			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.HWBB	5.FWA	9.No Heat		Attic <b>9 None</b>								
Dwelling Units <b>1</b>			2.HWCI	6.GravWA	10.		1.1/4 Fin	4.Full Fin	7.1/4 Unfi							
Other Units <b>0</b>			3.HWRAD	7.Electric	11.		2.1/2 Fin	5.FI/Stair	8.							
Stories <b>1 One Story</b>			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	<b>0% 9 None</b>			Insulation <b>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>818</b>								
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition <b>5 Above 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>0</b>						2.Fair	5.Avg+	8.Exc					
OPEN-3- <b>0</b>			# Bedrooms <b>2</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>1974</b>			# Half Baths <b>0</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>0</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>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	
26 1SFr Overhang	0	30	0 0	0	0 %	0 %		1.One Story Fram
24 Frame Shed	1974	320	3 100	4	95 %	80 %		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

