

Map Lot 052-011

Account 4084

Location 18 PHEASANT RUN ROAD

Card 1 Of 1

9/23/2024

WHALEN, BRENDAN J
18 PHEASANT RUN ROAD
EAST WATERBORO ME 04030

B8854P337 B15428P489 B16906P145 B19235P477

Previous Owner
BALD PHILIP M
14 HAYFIELD DRIVE

BIDDEFORD ME 04005
Sale Date: 5/08/2023

Previous Owner
TRASK TRACY N & MURRAY, MICHAEL D
C/O PHILIP M BALD
18 PHEASANT RUN RD
E WATERBORO ME 04030
Sale Date: 10/14/2014

Inspection Witnessed By:

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

Notes:
5/09/17 - removed 252 sq ft patio that is not there SB

Waterboro

Property Data			Assessment Record						
Neighborhood 30 PHEASANT RUN RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	66,900	164,300	0	231,200		
1ST MORTGAGE 0			2013	66,900	164,300	0	231,200		
2ND MORTGAGE 0			2014	66,900	164,300	0	231,200		
Zone/Land Use 31 Agricultural/Residential			2015	66,900	164,300	0	231,200		
Secondary Zone			2016	56,800	164,300	0	221,100		
Topography 2 Rolling			2017	56,800	164,300	0	221,100		
1.Level 4.Below St 7.Steep			2018	56,800	163,300	0	220,100		
2.Rolling 5.Low 8.Wet			2019	56,800	163,300	0	220,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	56,800	163,500	0	220,300		
Utilities 9 No Water/No Sewer			2021	62,500	163,500	24,500	201,500		
1.Public 4.Improve 7.Improve			2022	68,200	179,900	25,000	223,100		
2.Water 5.Improve 8.			2023	75,000	199,500	25,000	249,500		
3.Sewer 6.Improve 9.None			2024	84,100	224,400	25,000	283,500		
Street 3 Gravel			2025	102,900	309,700	0	412,600		
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 5/08/2023			14.Rear Land				%		3.Topography
Price 340,000			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 9 Unknown			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	1.33	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 5 Public Record			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 1.33						44.Utility ROW
									45.Camp Lot
									46.Site Improve

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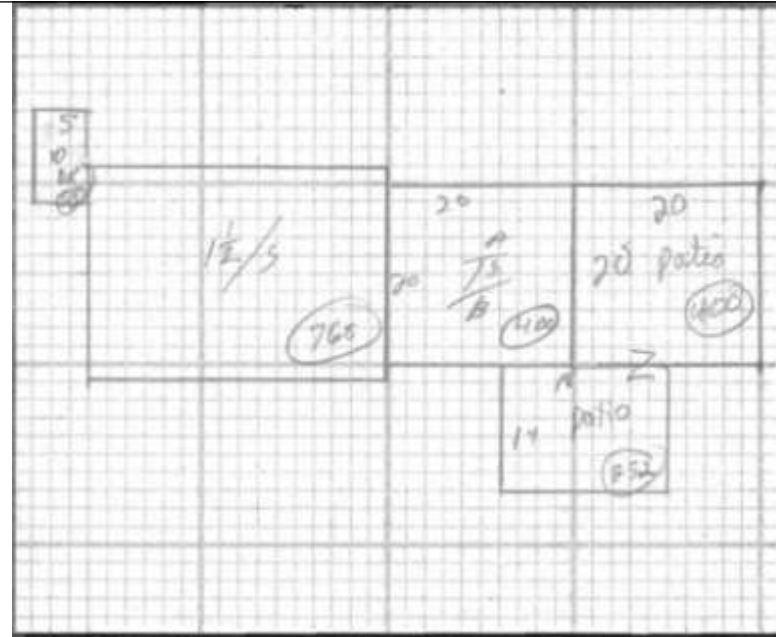
Location 18 PHEASANT RUN ROAD

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Of 1

9/23/2024

Building Style	4 Cape Cod			SF Bsmt Living	136			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% 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	4 One & 1/2 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	8 Alumunum/Vinyl			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	3 Metal			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)	768		
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition	6 Good		
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G	
SF Masonry Trim	0			# Rooms	7			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	1978			# Half Baths	1			Funct. % Good	100%		
Year Remodeled	1993			# Addn Fixtures	0			Functional Code	9 None		
Foundation	1 Concrete			# Fireplaces	0			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: #2e7d32; 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	
1 One Story Frame	0	400	0 0	0	0	% 0	%	1.One Story Fram
29 Finished Attic	1993	400	0 0	0	0	% 0	%	2.Two Story Fram
62 Patio	0	400	0 0	0	0	% 0	%	3.Three Story Fr
68 Wood Deck	0	50	0 0	0	0	% 0	%	4.1 & 1/2 Story
24 Frame Shed	1999	48	4 100	6	95	% 100	%	5.1 & 3/4 Story
23 Frame Garage	1993	280	4 100	6	95	% 100	%	6.2 & 1/2 Story
61 Canopy	1990	160	4 100	6	95	% 100	%	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