

ESTABROOKS, MATTHEW  
 51 FIR DRIVE  
 EAST WATERBORO ME 04030

B3753P127 B18838P946

Previous Owner  
 ERICKSON CYNTHIA R & DANIEL  
 ESTABROOKS, MATTHEW  
 PO BOX 282  
 EAST WATERBORO ME 04030  
 Sale Date: 10/13/2021

Previous Owner  
 ERICKSON CYNTHIA R  
 PO BOX 282  
 EAST WATERBORO ME 04030  
 Sale Date: 9/20/2005

Inspection Witnessed By:

X \_\_\_\_\_ Date \_\_\_\_\_

No./Date	Description	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood <b>30 PHEASANT RUN RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	66,200	140,600	10,000	196,800		
1ST MORTGAGE <b>0</b>			2013	66,200	140,600	10,000	196,800		
2ND MORTGAGE <b>0</b>			2014	66,200	140,600	10,000	196,800		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	66,200	140,600	10,000	196,800		
Secondary Zone			2016	56,300	140,600	15,000	181,900		
Topography <b>2 Rolling</b>			2017	56,300	140,600	15,000	181,900		
1.Level 4.Below St 7.Steep			2018	56,300	140,600	20,000	176,900		
2.Rolling 5.Low 8.Wet			2019	56,300	140,600	20,000	176,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	56,300	142,100	20,000	178,400		
Utilities <b>9 No Water/No Sewer</b>			2021	61,900	142,100	24,500	179,500		
1.Public 4.Improve 7.Improve			2022	67,500	156,300	25,000	198,800		
2.Water 5.Improve 8.			2023	74,300	173,300	0	247,600		
3.Sewer 6.Improve 9.None			2024	83,300	194,600	0	277,900		
Street <b>1 Paved</b>			2025	101,800	266,800	0	368,600		
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 <b>10/13/2021</b>			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing <b>9 Unknown</b>			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity <b>2 Related Parties</b>							%		32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>				%		33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.20	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified <b>5 Public Record</b>			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		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
			<b>Total Acreage</b>		1.20				44.Utility ROW
									45.Camp Lot
									46.Site Improve

## Waterboro

Map Lot 052-021


Account 4094

Location 51 FIR DRIVE

Card 1

Of 1

9/23/2024

Building Style	<b>4 Cape Cod</b>	SF Bsmt Living	0	Layout	<b>1 Typical</b>	
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	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	<b>100% 1 Hot Water BB</b>	3.Not func	6. 9.
4.Cape	8.Log	12.	1.HWB	5.FWA	9.No Heat	Attic 0
Dwelling Units <b>1</b>			2.HWCI	6.GravWA	10.	1.1/4 Fin
Other Units <b>0</b>			3.HWRAD	7.Electric	11.	4.Full Fin
Stories		<b>4 One &amp; 1/2 Story</b>	4.Steam	8.F/WallM	12.	5.FI/Stair
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
3.3	6.2.50	9.	2.Evapor	5.	8.	4.Minimal
Exterior Walls		<b>1 Wood Siding</b>	3.H Pump	6.	9.None	2.Heavy
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style		<b>2 Typical</b>	
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.	5.Unk
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None	9.None
Roof Surface		<b>1 Asphalt Shingles</b>	Bath(s) Style		<b>2 Typical Bath(s)</b>	
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	Unfinished %
2.Slate	5.Wood	8.	2.Typical	5.	8.	Grade & Factor
3.Metal	6.Other	9.	3.Old Type	6.	9.None	<b>3 Average 100%</b>
SF Masonry Trim		<b>0</b>	# Rooms		<b>0</b>	
OPEN-3-		<b>0</b>	# Bedrooms		<b>4</b>	
OPEN-4-		<b>0</b>	# Full Baths		<b>1</b>	
Year Built		<b>1975</b>	# Half Baths		<b>0</b>	
Year Remodeled		<b>2005</b>	# Addn Fixtures		<b>0</b>	
Foundation		<b>1 Concrete</b>	# Fireplaces		<b>0</b>	
1.Concrete	4.Wood	7.				
2.C Block	5.Slab	8.				
3.Br/Stone	6.Prs/Post	9.				
Basement		<b>4 Full Basement</b>				
1.1/4 Bmt	4.Full Bmt	7.				
2.1/2 Bmt	5.None	8.				
3.3/4 Bmt	6.	9.None				
Bsmt Gar # Cars		<b>0</b>				
Wet Basement		<b>1 Dry Basement</b>				
1.Dry	4.	7.				
2.Damp	5.	8.				
3.Wet	6.	9.				
Date Inspected			Economic Code <b>None</b>			
			0.None			
			3.Services			
			1.Location			
			4.Traffic			
			2.Encroach			
			9.None			
			Entrance Code <b>0</b>			
			1.Interior			
			4.Vacant			
			7.			
			2.Refusal			
			5.Estimate			
			8.			
			3.Informed			
			6.Office			
			9.RS			
			Information Code <b>0</b>			
			1.Owner			
			4.Agent			
			7.			
			2.Relative			
			5.Estimate			
			8.			
			3.Tenant			
			6.Other			
			9.SNY			

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
77 1.50 ST GARAGE	2005	864	3 100	4	95 %	87 %	
68 Wood Deck	0	384	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

