

ROLLER, MATTHEW J
 ROLLER, SARAH N
 42 FIR DRIVE
 EAST WATERBORO ME 04030

B3692P292 B17036P915 B17699P236 B18906P568

Previous Owner
 ASPLUND ADAM KARELIUS
 42 FIR DRIVE

EAST WATERBORO ME 04030
 Sale Date: 12/21/2021

Previous Owner
 WORDEN, ROBERT & DROUIN, MELISSA A
 ATTN: ADAM KARELIUS ASPLUND
 42 FIR DRIVE
 EAST WATERBORO ME 04030
 Sale Date: 4/20/2018

Previous Owner
 BEAR RICHARD B & DEBORAH L
 C/O ROBERT WORDEN & MELLISSA DROUIN
 42 FIR DRIVE
 EAST WATERBORO ME 04030
 Sale Date: 6/16/2015

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood 30 PHEASANT RUN RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	66,000	125,800	16,000	175,800		
1ST MORTGAGE 0			2013	66,000	125,800	16,000	175,800		
2ND MORTGAGE 0			2014	66,000	125,800	16,000	175,800		
Zone/Land Use 31 Agricultural/Residential			2015	66,000	125,800	16,000	175,800		
Secondary Zone			2016	56,100	125,800	0	181,900		
Topography 2 Rolling			2017	56,100	125,800	0	181,900		
1.Level 4.Below St 7.Steep			2018	56,100	125,800	0	181,900		
2.Rolling 5.Low 8.Wet			2019	56,100	125,800	0	181,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	56,100	126,400	0	182,500		
Utilities 9 No Water/No Sewer			2021	61,700	126,400	0	188,100		
1.Public 4.Improve 7.Improve			2022	67,300	139,100	0	206,400		
2.Water 5.Improve 8.			2023	74,000	154,300	0	228,300		
3.Sewer 6.Improve 9.None			2024	83,000	173,800	0	256,800		
Street 1 Paved			2025	101,500	240,200	0	341,700		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date 12/21/2021			15.Misc			%		5.Access or Rear	
Price 330,000						%		6.Restriction	
Sale Type 2 Land & Buildings						%		7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		Acres	
Financing 9 Unknown			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		33.Orchard	
Validity 1 Arms Length Sale						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.16	100	%	0	36.Commercial
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		37.Softwood
Verified 5 Public Record			23.Non Conforming				%		38.Mixed Wood
1.Buyer 4.Agent 7.Family			Acres				%		39.Hardwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		40.Wasteland
3.Lender 6.MLS 9.			25.Excess (10+)				%		41.Gravel Pit (Ac
			26.Excess				%		42.Mobile Home Si
			27.Rear (1-100)				%		43.Condo Site
			28.Rear (101-150)				%		44.Utility ROW
			29.Rear (151-200)				%		45.Camp Lot
			Total Acreage			1.16			46.Site Improve


Waterboro

Map Lot 052-023

Account 4096

Location 42 FIR DRIVE

Card 1 Of 1 9/23/2024

Building Style	3 Raised Ranch	SF Bsmt Living	600	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	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	1 Wood Siding	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)	818				
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	7 Very Good				
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	2	Phys. % Good	0%				
Year Built	1975	# Half Baths	0	Funct. % Good	100%				
Year Remodeled	2005	# Addn Fixtures	0	Functional Code	9 None				
Foundation	1 Concrete	# Fireplaces	0	1.Incomp	4.Small 7.Layout				
1.Concrete	4.Wood 7.								
2.C Block	5.Slab 8.								
3.Br/Stone	6.Prs/Post 9.								
Basement	4 Full Basement								
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	0								
Wet Basement	1 Dry Basement								
1.Dry	4. 7.								
2.Damp	5. 8.								
3.Wet	6. 9.								
Date Inspected				Econ. % Good 100%					
Additions, Outbuildings & Improvements				Economic Code None					
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	0.None 3.Services 7.	
26 1SFr Overhang	0	30	0 0	0	0	0	0	1.Location 4.Traffic 8.	
68 Wood Deck	0	170	0 0	0	0	0	0	2.Encroach 9.None 9.	
47 1.50 ST GAR	0	672	0 0	0	0	0	0	Entrance Code 0	
24 Frame Shed	0	80	0 0	0	0	0	0	1.Interior 4.Vacant 7.	
21 Open Frame	0	36	0 0	0	0	0	0	2.Refusal 5.Estimate 8.	
								3.Informed 6.Office 9.RS	
								Information Code 0	
								1.Owner 4.Agent 7.	
								2.Relative 5.Estimate 8.	
								3.Tenant 6.Other 9.SNY	
								1.One Story Fram	
								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	

