

TEEHAN, ERIN M
 TEEHAN, SEAN
 53 PHEASANT RUN ROAD
 EAST WATERBORO ME 04030

B14192P423 B17891P733 B17989P455 B18096P544

Previous Owner
 BOUDREAU, RANDALL L
 14 WESCOTT STREET

LIMERICK ME 04048
 Sale Date: 11/08/2019

Previous Owner
 USA ACTING THROUGH RURAL HOUSING SERVICE
 FKA FARMERS HOME ADMINISTRATION
 4300 GOODFELLOW BLVD BLDG 105 FC-215
 ST LOUIS MO 63120
 Sale Date: 7/01/2019

Previous Owner
 DUMONT WILLIAM D & ANNA M
 53 PHEASANT RUN ROAD

EAST WATERBORO ME 04030
 Sale Date: 1/31/2019

Inspection Witnessed By:

X _____ Date _____

No./Date	Description	Date Insp.

Notes:

Property Data		
Neighborhood	30 PHEASANT RUN RD	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	31 Agricultural/Residential	
Secondary Zone		
Topography	2 Rolling	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	1 Paved	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	11/08/2019	
Price	210	
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	1 Arms Length Sale	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2012	73,800	100,900	10,000	164,700
2013	73,800	100,900	10,000	164,700
2014	73,800	100,900	10,000	164,700
2015	73,800	100,900	10,000	164,700
2016	62,800	99,900	15,000	147,700
2017	62,800	99,900	15,000	147,700
2018	62,800	99,900	20,000	142,700
2019	62,800	99,900	20,000	142,700
2020	62,800	100,100	20,000	142,900
2021	69,000	100,100	0	169,100
2022	75,300	110,100	0	185,400
2023	82,800	122,100	0	204,900
2024	92,900	138,400	0	231,300
2025	132,300	199,000	0	331,300

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF				%		1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
Square Foot	Square Feet					Acres
16.Regular Lot				%		30.Rear (201+)
17.Secondary Lot				%		31.Tillable/Horti
18.Excess Land				%		32.Pasture
19.Condominium				%		33.Orchard
20.Pavement				%		34.Frontage
				%		35.Triangular Lot
Fract. Acre	Acreage/Sites					36.Commercial
21.Homesite (Frac	21	0.50	100	%	0	37.Softwood
22.Vacant Lot (Fr	23	0.42	100	%	0	38.Mixed Wood
23.Non Conforming				%		39.Hardwood
				%		40.Wasteland
				%		41.Gravel Pit (Ac
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Utility ROW
				%		45.Camp Lot
				%		46.Site Improve
Total Acreage		0.92				

Waterboro

Map Lot 052-031


Account 4104

Location 53 PHEASANT RUN ROAD

Card 1

Of 1

9/23/2024

Building Style	3 Raised Ranch			SF Bsmt Living	430			Layout	1 Typical			
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	3 105			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% 8 Floor/Wall Unit M			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 105%				
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	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	0			2.Fair	5.Avg+	8.Exc		
OPEN-3-	0			# Bedrooms	2			3.Avg-	6.Good	9.Same		
OPEN-4-	0			# Full Baths	1			Phys. % Good	0%			
Year Built	1974			# Half Baths	0			Funct. % Good	100%			
Year Remodeled	0			# Addn Fixtures	0			Functional Code	9 None			
Foundation	1 Concrete			# Fireplaces	0			1.Incomp	4.Small	7.Layout		
1.Concrete	4.Wood	7.			2.O-Built	5.CDU	8.Other	3.Damage	6.Style	9.None		
2.C Block	5.Slab	8.			Econ. % Good	100%			Economic Code	None		
3.Br/Stone	6.Prs/Post	9.			0.None	3.Services	7.	1.Location	4.Traffic	8.		
Basement	4 Full Basement				Entrance Code	0			2.Encroach	9.None	9.	
1.1/4 Bmt	4.Full Bmt	7.			1.Interior	4.Vacant	7.	Information Code	0			
2.1/2 Bmt	5.None	8.			2.Refusal	5.Estimate	8.	1.Owner	4.Agent	7.		
3.3/4 Bmt	6.	9.None			3.Informed	6.Office	9.RS	2.Relative	5.Estimate	8.		
Bsmt Gar # Cars	0				Information Code	0			3.Tenant	6.Other	9.SNY	
Wet Basement	1 Dry Basement											
1.Dry	4.	7.										
2.Damp	5.	8.										
3.Wet	6.	9.										

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
68 Wood Deck	0	50	0 0	0	0 %	0 %		2.Two Story Fram
24 Frame Shed	1974	56	3 100	4	95 %	100 %		3.Three Story Fr
24 Frame Shed	1974	144	3 100	4	95 %	100 %		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

