

REYNOLDS WALTER J JR (JT)
REYNOLDS, MANDY R
57 PHEASANT RUN ROAD
E WATERBORO ME 04030

B14099P253 B17831P184 B17899P850

Previous Owner
REYNOLDS, WALTER J., JR.
57 PHEASANT RUN ROAD

EAST WATERBORO ME 04030
Sale Date: 2/12/2019

Previous Owner
REYNOLDS CHRISTINA R & WALTER J JR
57 PHEASANT RUN ROAD

EAST WATERBORO ME 04030
Sale Date: 10/20/2018

Previous Owner
ANGLEA DENNIS R & PATRICIA A
57 PHEASANT RUN ROAD

EAST WATERBORO ME 04030
Sale Date: 11/29/2006

Inspection Witnessed By:

X	Date	Date Insp.
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	65,600	134,700	0	200,300		
1ST MORTGAGE 0			2013	65,600	134,700	0	200,300		
2ND MORTGAGE 0			2014	65,600	134,700	0	200,300		
Zone/Land Use 31 Agricultural/Residential			2015	65,600	134,700	0	200,300		
Secondary Zone			2016	55,700	127,800	0	183,500		
Topography 2 Rolling			2017	55,700	127,800	0	183,500		
1.Level 4.Below St 7.Steep			2018	55,700	127,800	0	183,500		
2.Rolling 5.Low 8.Wet			2019	55,700	127,800	0	183,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	55,700	128,800	0	184,500		
Utilities 9 No Water/No Sewer			2021	61,300	128,800	24,500	165,600		
1.Public 4.Improve 7.Improve			2022	66,900	141,700	25,000	183,600		
2.Water 5.Improve 8.			2023	73,600	157,200	25,000	205,800		
3.Sewer 6.Improve 9.None			2024	82,500	176,900	25,000	234,400		
Street 1 Paved			2025	100,900	209,800	25,000	285,700		
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 2/12/2019			14.Rear Land				%		3.Topography
Price			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 2 Related Parties							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre				%		33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.09	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		1.09				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 052-032

Account 4105

Location 57 PHEASANT RUN ROAD

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	350	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	3 110	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	8 Floor/Wall Unit M
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units 1			2.HWCI	6.GravWA	10.
Other Units 0			3.HWRAD	7.Electric	11.
Stories			4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0%	9 None
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls			3.H Pump	6.	9.None
8 Aluminum/Vinyl			Kitchen Style		
0.Wood	4.Asb/Asph	8.Alum/Vin	2 Typical		
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface			Bath(s) Style		
1 Asphalt Shingles			2 Typical Bath(s)		
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim 0			# Rooms 7		
OPEN-3- 0			# Bedrooms 4		
OPEN-4- 0			# Full Baths 2		
Year Built 1976			# Half Baths 0		
Year Remodeled 0			# Addn Fixtures 0		
Foundation			# Fireplaces 0		
1 Concrete			<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>		
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

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	144	0 0	0	0	0 %	0 %
68 Wood Deck	0	168	0 0	0	0	0 %	0 %
48 1.50 Fr Gar w/fin	0	624	0 0	0	0	0 %	0 %
24 Frame Shed	0	64	0 0	0	0	0 %	0 %
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%

- 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

