

SNYDER DONALD R  
69 PHEASANT RUN  
EAST WATERBORO ME 04030

B9971P245

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>30 PHEASANT RUN RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	65,600	107,200	10,000	162,800		
1ST MORTGAGE <b>0</b>			2013	65,600	107,200	10,000	162,800		
2ND MORTGAGE <b>0</b>			2014	65,600	107,200	10,000	162,800		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	65,600	107,200	10,000	162,800		
Secondary Zone			2016	55,800	106,000	15,000	146,800		
Topography <b>2 Rolling</b>			2017	55,800	106,000	15,000	146,800		
1.Level 4.Below St 7.Steep			2018	55,800	106,000	20,000	141,800		
2.Rolling 5.Low 8.Wet			2019	55,800	106,000	20,000	141,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	55,800	106,000	20,000	141,800		
Utilities <b>9 No Water/No Sewer</b>			2021	61,400	106,000	24,500	142,900		
1.Public 4.Improve 7.Improve			2022	66,900	116,700	25,000	158,600		
2.Water 5.Improve 8.			2023	73,600	129,400	25,000	178,000		
3.Sewer 6.Improve 9.None			2024	82,600	145,300	25,000	202,900		
Street <b>1 Paved</b>			2025	101,000	188,700	25,000	264,700		
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		Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		5.Access or Rear
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>			%		6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity			<b>Fract. Acre</b>	<b>Acreege/Sites</b>			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.10	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified			<b>Acres</b>				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			<b>Total Acreage</b>		<b>1.10</b>				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

## Waterboro

Map Lot 052-035


Account 4108

Location 69 PHEASANT RUN ROAD

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		
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq		
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100%</b>	<b>1 Hot Water BB</b>		
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat		
Dwelling Units <b>1</b>		2.HWCI		6.GravWA	10.		
Other Units <b>0</b>		3.HWRAD		7.Electric	11.		
Stories		4.Steam		8.F/WallM	12.		
1.1	4.1.50	7.1.25	Cool Type	<b>0%</b>	<b>9 None</b>		
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		
<b>1 Wood Siding</b>		Kitchen Style		<b>2 Typical</b>			
0.Wood	4.Asb/Asph	8.Alum/Vin	1.Modern	4.Obsolete	7.		
1.Wood	5.T-111	9.Other	2.Typical	5.	8.		
2.Wd Sh	6.Br/St	11.	3.Old Type	6.	9.None		
3.Compos.	7.Nov	12.	Bath(s) Style		<b>2 Typical Bath(s)</b>		
Roof Surface		1.Modern		4.Obsolete	7.		
1.Asphalt	4.Composit	7.	2.Typical	5.	8.		
2.Slate	5.Wood	8.	3.Old Type	6.	9.None		
3.Metal	6.Other	9.	# Rooms		<b>0</b>		
SF Masonry Trim		# Bedrooms		<b>2</b>			
OPEN-3-		# Full Baths		<b>1</b>			
OPEN-4-		# Half Baths		<b>0</b>			
Year Built	<b>1975</b>	# Addn Fixtures		<b>0</b>			
Year Remodeled	<b>1999</b>	# Fireplaces		<b>0</b>			
Foundation				Functional Code		<b>9 None</b>	
1.Concrete	4.Wood			7.	1.Incomp	4.Small	7.Layout
2.C Block	5.Slab			8.	2.O-Built	5.CDU	8.Other
3.Br/Stone	6.Prs/Post			9.	3.Damage	6.Style	9.None
Basement		Econ. % Good		<b>100%</b>			
<b>4 Full Basement</b>		Economic Code		<b>None</b>			
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		Entrance Code		<b>0</b>			
<b>1 Dry Basement</b>		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		<b>0</b>		
Wet Basement		1.Owner		4.Agent	7.		
1.Dry	4.	7.	2.Relative	5.Estimate	8.		
2.Damp	5.	8.	3.Tenant	6.Other	9.SNY		
3.Wet	6.	9.	Date Inspected				

Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	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

