

TIBBETTS WALTER S  
TIBBETTS, CYNTHIA M  
91 PHEASANT RUN RD  
EAST WATERBORO ME 04030

B3680P178

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:  
23.0131 - added 18x7 covered porch - vw

Waterboro

Property Data			Assessment Record						
Neighborhood <b>30 PHEASANT RUN RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	65,000	96,200	10,000	151,200		
1ST MORTGAGE <b>0</b>			2013	65,000	96,200	10,000	151,200		
2ND MORTGAGE <b>0</b>			2014	65,000	96,200	10,000	151,200		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	65,000	96,200	10,000	151,200		
Secondary Zone			2016	55,300	96,200	15,000	136,500		
Topography <b>2 Rolling</b>			2017	55,300	96,200	15,000	136,500		
1.Level 4.Below St 7.Steep			2018	55,300	96,200	20,000	131,500		
2.Rolling 5.Low 8.Wet			2019	55,300	96,200	20,000	131,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	55,300	96,200	20,000	131,500		
Utilities <b>9 No Water/No Sewer</b>			2021	60,800	96,200	24,500	132,500		
1.Public 4.Improve 7.Improve			2022	66,300	105,800	25,000	147,100		
2.Water 5.Improve 8.			2023	72,900	117,400	25,000	165,300		
3.Sewer 6.Improve 9.None			2024	81,800	137,700	25,000	194,500		
Street <b>1 Paved</b>			2025	100,000	191,600	25,000	266,600		
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			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		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			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							%		32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>		<b>Acreege/Sites</b>				33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21		1.00	100 %	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified			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>		1.00		44.Utility ROW
									45.Camp Lot
									46.Site Improve

# Waterboro

Map Lot 052-039

Account 4112

Location 91 PHEASANT RUN ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>2 Ranch</b>	SF Bsmt Living	<b>200</b>	Layout	<b>1 Typical</b>
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	<b>3 100</b>	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL <b>0</b>		
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100% 7 Electric</b>	2.Inadeq
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 <b>1 One Story</b>			4.Steam	8.F/WallM	12.
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.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls <b>1 Wood Siding</b>			3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	<b>2 Typical</b>	Unfinished % <b>0%</b>
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 <b>1 Asphalt Shingles</b>			Bath(s) Style	<b>2 Typical Bath(s)</b>	Grade & Factor <b>3 Average 100%</b>
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 <b>0</b>			# Rooms	<b>0</b>	Condition <b>5 Above Average</b>
OPEN-3- <b>0</b>			# Bedrooms	<b>3</b>	1.Poor
OPEN-4- <b>0</b>			# Full Baths	<b>1</b>	4.Avg
Year Built <b>1973</b>			# Half Baths	<b>0</b>	7.V G
Year Remodeled <b>0</b>			# Addn Fixtures	<b>0</b>	2.Fair
Foundation <b>1 Concrete</b>			# Fireplaces	<b>0</b>	3.Avg-
1.Concrete	4.Wood	7.	Phys. % Good <b>0%</b>		
2.C Block	5.Slab	8.	Funct. % Good <b>100%</b>		
3.Br/Stone	6.Prs/Post	9.	Functional Code <b>9 None</b>		
Basement <b>4 Full Basement</b>			1.Incomp		
1.1/4 Bmt	4.Full Bmt	7.	4.Small		
2.1/2 Bmt	5.None	8.	7.Layout		
3.3/4 Bmt	6.	9.None	2.O-Built		
Bsmt Gar # Cars <b>0</b>			5.CDU		
Wet Basement <b>1 Dry Basement</b>			8.Other		
1.Dry	4.	7.	3.Damage		
2.Damp	5.	8.	6.Style		
3.Wet	6.	9.	9.None		
			Econ. % Good <b>100%</b>		
			Economic Code <b>None</b>		
			0.None		
			3.Services		
			7.		
			1.Location		
			4.Traffic		
			8.		
			2.Encroach		
			9.None		
			9.		
			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		



Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	2022	126	4 100	5	0 %	100 %		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

