

ROBERTS NATHAN D  
 ROBERTS, SAMANTHA K  
 100 PHEASANT RUN ROAD  
 EAST WATERBORO ME 04030

B7235P27 B16820P237

Previous Owner  
 MONDOR DONALD R & CATHY M  
 C/O NATHAN & SAMANTHA ROBERTS  
 100 PHEASANT RUN  
 EAST WATERBORO ME 04030  
 Sale Date: 5/16/2014

Property Data			Assessment Record						
Neighborhood <b>30 PHEASANT RUN RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	56,300	140,400	10,000	186,700		
1ST MORTGAGE <b>0</b>			2013	56,300	140,400	10,000	186,700		
2ND MORTGAGE <b>0</b>			2014	56,300	140,400	10,000	186,700		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	56,300	140,400	10,000	186,700		
Secondary Zone			2016	47,800	172,300	0	220,100		
Topography <b>2 Rolling</b>			2017	47,800	172,300	0	220,100		
1.Level 4.Below St 7.Steep			2018	47,800	172,300	0	220,100		
2.Rolling 5.Low 8.Wet			2019	47,800	172,300	20,000	200,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	47,800	172,300	20,000	200,100		
Utilities <b>9 No Water/No Sewer</b>			2021	52,600	172,300	24,500	200,400		
1.Public 4.Improve 7.Improve			2022	57,400	189,500	25,000	221,900		
2.Water 5.Improve 8.			2023	63,200	210,200	25,000	248,400		
3.Sewer 6.Improve 9.None			2024	70,800	236,700	25,000	282,500		
Street <b>1 Paved</b>			2025	86,600	305,700	25,000	367,300		
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
			14.Rear Land				%		3.Topography
Sale Date <b>5/16/2014</b>			15.Misc				%		4.Size/Shape
Price <b>175,000</b>							%		5.Access or Rear
Sale Type <b>2 Land &amp; Buildings</b>							%		6.Restriction
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>					7.Open Space
2.L & B 5.Other 8.			16.Regular Lot				%		8.View/Environ
3.Building 6. 9.			17.Secondary Lot				%		9.Fract Share
Financing <b>1 Conventional</b>			18.Excess Land				%		<b>Acres</b>
1.Convent 4.Seller 7.			19.Condominium				%		30.Rear (201+)
2.FHA/VA 5.Private 8.			20.Pavement				%		31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown							%		32.Pasture
Validity <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					33.Orchard
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	0.75	100	%	0	34.Frontage
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		35.Triangular Lot
3.Distress 6.Exempt 9.			23.Non Conforming				%		36.Commercial
Verified <b>1 Buyer</b>			<b>Acres</b>				%		37.Softwood
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)				%		38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		39.Hardwood
3.Lender 6.MLS 9.			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>		<b>0.75</b>				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

### Waterboro

Map Lot 052-045


Account 4118

Location 100 PHEASANT RUN ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>2 Ranch</b>	SF Bsmt Living	0	Layout	<b>1 Typical</b>				
1.Conv	5.Garr/Col	Fin Bsmt Grade	0 0	1.Typical	4. 7.				
2.Ranch	6.Split	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.				
3.R Ranch	7.Contemp/	Heat Type	<b>100%</b>	3.Not func	6. 9.				
4.Cape	8.Log	1.HWBB	5.FWA	<b>Attic 9 None</b>					
<b>Dwelling Units 1</b>		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin				
<b>Other Units 0</b>		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair				
Stories	<b>1 One Story</b>	4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi				
1.1	4.1.50	Cool Type	<b>0%</b>	<b>Insulation 1 Full</b>					
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal				
3.3	6.2.50	2.Evapor	5. 8.	2.Heavy	5.Unk				
<b>Exterior Walls 8 Aluminum/Vinyl</b>		3.H Pump	6. 9.None	3.Capped	6. 9.None				
0.Wood	4.Asb/Asph	Kitchen Style	<b>2 Typical</b>	<b>Unfinished % 0%</b>					
1.Wood	5.T-111	1.Modern	4.Obsolete	<b>Grade &amp; Factor 3 Average 100%</b>					
2.Wd Sh	6.Br/St	2.Typical	5. 8.	1.E Grade	4.B Grade				
3.Compos.	7.Nov	3.Old Type	6. 9.None	2.D Grade	5.A Grade				
<b>Roof Surface 1 Asphalt Shingles</b>		Bath(s) Style	<b>2 Typical Bath(s)</b>	3.C Grade	6.AA Grade				
1.Asphalt	4.Composit	1.Modern	4.Obsolete	<b>SQFT (Footprint) 960</b>					
2.Slate	5.Wood	2.Typical	5. 8.	<b>Condition 6 Good</b>					
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg				
SF Masonry Trim	0	# Rooms	0	2.Fair	5.Avg+				
OPEN-3-	0	# Bedrooms	3	3.Avg-	6.Good				
OPEN-4-	0	# Full Baths	1	<b>Phys. % Good 0%</b>					
Year Built	<b>1979</b>	# Half Baths	0	<b>Funct. % Good 100%</b>					
Year Remodeled	<b>2002</b>	# Addn Fixtures	0	<b>Functional Code 9 None</b>					
Foundation	<b>1 Concrete</b>	# Fireplaces	1	1.Incomp	4.Small				
1.Concrete	4.Wood								
2.C Block	5.Slab					0.None	3.Services	7. 7.	
3.Br/Stone	6.Prs/Post					1.Location	4.Traffic	8. 8.	
<b>Basement 4 Full Basement</b>						2.Encroach	9.None	9. 9.	
1.1/4 Bmt	4.Full Bmt					<b>Entrance Code 0</b>			
2.1/2 Bmt	5.None					1.Interior	4.Vacant	7. 7.	
3.3/4 Bmt	6. 9.None					2.Refusal	5.Estimate	8. 8.	
Bsmt Gar # Cars	0					3.Informed	6.Office	9.RS	
<b>Wet Basement 1 Dry Basement</b>						<b>Information Code 0</b>			
1.Dry	4. 7.					1.Owner	4.Agent	7. 7.	
2.Damp	5. 8.	2.Relative	5.Estimate	8. 8.					
3.Wet	6. 9.	3.Tenant	6.Other	9.SNY					

Date Inspected

#### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	96	0 0	0	0 %	0 %	
1 One Story Frame	2002	96	0 0	0	0 %	0 %	
79 2 STORY	2002	320	0 0	0	0 %	0 %	
2 Two Story Frame	2002	676	3 100	7	95 %	80 %	
24 Frame Shed	1979	100	3 100	2	95 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

