

PLANTE, JAMES R  
 BRYANT, TERRI A  
 6 ASPEN WAY  
 EAST WATERBORO ME 04030

B10511P209 B17711P189 B18090P694 B18873P287

Previous Owner  
 PLANTE, JAMES R  
 PLANTE, ARIEL E  
 6 ASPEN WAY  
 EAST WATERBORO ME 04030  
 Sale Date: 11/12/2021

Previous Owner  
 KUTASI, BRANDON P  
 6 ASPEN WAY  
 E WATERBORO ME 04030  
 Sale Date: 11/05/2019

Previous Owner  
 BELL RAYMOND D & CINDI N  
 ATTN: BRANDON KUTASI  
 6 ASPEN WAY  
 EAST WATERBORO ME 04030  
 Sale Date: 5/09/2018

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood <b>30 PHEASANT RUN RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	56,700	193,700	10,000	240,400		
1ST MORTGAGE <b>0</b>			2013	56,700	193,700	10,000	240,400		
2ND MORTGAGE <b>0</b>			2014	56,700	193,700	10,000	240,400		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	56,700	193,700	10,000	240,400		
Secondary Zone			2016	48,200	193,700	15,000	226,900		
Topography <b>2 Rolling</b>			2017	48,200	193,700	15,000	226,900		
1.Level 4.Below St 7.Steep			2018	48,200	193,700	20,000	221,900		
2.Rolling 5.Low 8.Wet			2019	48,200	193,700	20,000	221,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	48,200	195,000	0	243,200		
Utilities <b>9 No Water/No Sewer</b>			2021	53,000	195,000	24,500	223,500		
1.Public 4.Improve 7.Improve			2022	57,800	214,500	25,000	247,300		
2.Water 5.Improve 8.			2023	63,600	237,800	25,000	276,400		
3.Sewer 6.Improve 9.None			2024	71,300	269,700	25,000	316,000		
Street <b>1 Paved</b>			2025	87,200	376,100	25,000	438,300		
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
Sale Date <b>11/12/2021</b>			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		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 <b>9 Unknown</b>			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 <b>2 Related Parties</b>							%		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	0.76	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified <b>5 Public Record</b>			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> 0.76						44.Utility ROW
									45.Camp Lot
									46.Site Improve

# Waterboro

Map Lot 052-055


Account 4128

Location 6 ASPEN WAY

Card 1

Of 1

9/23/2024

Building Style	<b>5 Garrison/Colonial</b>			SF Bsmt Living	<b>0</b>			Layout	<b>1 Typical</b>		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>0 0</b>			1.Typical	4.	7.	
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL <b>0</b>			2.Inadeq	5.	8.		
3.R Ranch	7.Contemp/	11.Condo		Heat Type	<b>100% 1 Hot Water BB</b>			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic	<b>9 None</b>			
Dwelling Units <b>1</b>				2.HWCI	6.GravWA 10.			1.1/4 Fin	4.Full Fin	7.1/4 Unfi	
Other Units <b>0</b>				3.HWRAD	7.Electric 11.			2.1/2 Fin	5.FI/Stair 8.		
Stories <b>2 Two Story</b>				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	<b>0% 9 None</b>			Insulation <b>1 Full</b>			
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 <b>8 Alumunum/Vinyl</b>				3.H Pump	6.	9.None	3.Capped	6.	9.None		
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style <b>1 Modern</b>			Unfinished % <b>0%</b>				
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Grade & Factor <b>3 Average 100%</b>				
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 <b>1 Asphalt Shingles</b>				Bath(s) Style <b>2 Typical Bath(s)</b>			3.C Grade	6.AA Grade	9.Same		
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	SQFT (Footprint) <b>960</b>				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition <b>8 Excellent</b>				
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G		
SF Masonry Trim <b>0</b>				# Rooms <b>0</b>			2.Fair	5.Avg+	8.Exc		
OPEN-3- <b>0</b>				# Bedrooms <b>4</b>			3.Avg-	6.Good	9.Same		
OPEN-4- <b>0</b>				# Full Baths <b>2</b>			Phys. % Good <b>0%</b>				
Year Built <b>1975</b>				# Half Baths <b>0</b>			Funct. % Good <b>100%</b>				
Year Remodeled <b>2005</b>				# Addn Fixtures <b>0</b>			Functional Code <b>9 None</b>				
Foundation <b>1 Concrete</b>				# Fireplaces <b>0</b>			1.Incomp	4.Small	7.Layout		
1.Concrete	4.Wood	7.									
2.C Block	5.Slab	8.									
3.Br/Stone	6.Prs/Post	9.									
Basement <b>4 Full Basement</b>											
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 <b>0</b>											
Wet Basement <b>1 Dry Basement</b>											
1.Dry	4.	7.									
2.Damp	5.	8.									
3.Wet	6.	9.									
Date Inspected				1.Owner			4.Agent	7.			
				2.Relative			5.Estimate	8.			
				3.Tenant			6.Other	9.SNY			

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
26 1SFr Overhang	0	80	0 0	0	0	0 %	0 %
21 Open Frame	0	320	0 0	0	0	0 %	0 %
68 Wood Deck	0	324	0 0	0	0	0 %	0 %
23 Frame Garage	0	576	0 0	0	0	0 %	0 %
62 Patio	0	360	0 0	0	0	0 %	0 %
24 Frame Shed	0	384	0 0	0	0	0 %	0 %
22 Encl Frame Porch	0	30	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

