MAP LOT 018-B ACCOUNT NO. 991 ADDRESS TOWN OF WATERBORO, MAINE CARD NO. OF

009-018-~~*~~ B

HALLCZUK RAYNALD AND NANCY
~~*~~ 22 COYNE RD
B 14092 P 111 05/20/2004 $42,000

009-018-B

NASON JOSEPH R JR & IRISH E
22 COYNE ROAD
06/08/2006 $255,000

(Ricky's) "LOT B" (N.H.)

No./Date	Description	Date Insp.

4/1/06 NOTES: N.H.R. 4/1/06 (50% UNF) &
CHK -50% UNF 4/1/07 (CO 5/17/06)

PROPERTY DATA

NEIGHBORHOOD CODE	75
STREET CODE	
LAND USE 11. Residential 21. Village 22. Village/Res. 31. Agricultural/Res. 33. Forest/Agri. 40. Conservation 45. General Purpose 48. Shoreland 49. Resource Protection	31
SECONDARY ZONE	
TOPOGRAPHY 1. Level 5. Low 2. Rolling 6. Swampy 3. Above St. 7. Steep 4. Below St. 8.	12
UTILITIES 1. All Public 5. Dug Well 2. Public Water 6. Septic 3. Public Sewer 7. Cess Pool 4. Drilled Well 9. No Utilities	09
STREET 1. Paved 4. Proposed 2. Semi-Improved 3. Gravel 9. No Street	3

SALE DATA

DATE(MM/YY)	/
PRICE	, ,
SALE TYPE 1. Land 4. Mobile Home 2. Land & Bldg. 3. Building Only 5. Other	
FINANCING 1. Conv. 5. Private 2. FHA/VA 6. Cash 3. Assumed 7. FMHA 4. Seller 9. Unknown	
VERIFIED 1. Buyer 6. MLS 2. Seller 7. Family 3. Lender 8. Other 4. Agent 9. Confid. 5. Record	
VALIDITY 1. Valid 5. Partial 2. Related 6. Exempt 3. Distress 7. Changed 4. Split 8. Other	

BOOK	PAGE	DATE	CONSIDERATION
14092	111	1/17/06 (L)	48,000
14861	425	6/8/06	255,000

ASSESSMENT RECORD

YEAR	LAND	BUILDINGS	EXEMPT	TOTAL
6/27/06	—	(NH) 94600 x 55%		+52,000
08	69,100-	180,600-		249,700-

LAND DATA

	TYPE	EFFECTIVE Frontage	EFFECTIVE Depth	INFLUENCE Factor	INFLUENCE Code
FRONT FOOT 11. Regular Lot 12. Delta Triangle 13. Nabla Triangle 14. Rear Land 15.				%	
SQUARE FOOT 16. Regular Lot 17. Secondary 18. Excess Land 19. Condo. 20.		SQUARE FEET		%	
FRACT. ACRE 21. Homesite 22. Baselot 23.		ACREAGE/SITES		%	
ACRES 24. Homesite 25. Baselot 26. Secondary 27. Frontage 28. Rear 1 29. Rear 2 30. Rear 3 31. Tillable 32. Pasture 33. Orchard	Total			%	

INFLUENCE CODES
1=Vacancy
2=Excess Frontage
3=Topography
4=Size/Shape
5=Access
6=Restrictions
7=Corner
8=Environment
9=Fractional Share

ACRES (cont.)
34. Softwood (F&O)
35. Mixed Wood (F&O)
36. Hardwood (F&O)
37. Softwood (T.G.)
38. Mixed Wood (T.G.)
39. Hardwood (T.G.)
40. Waste
41. Gravel Pit

SITE
42. Moho Site
43. Condo Site
44. Lot Improvements

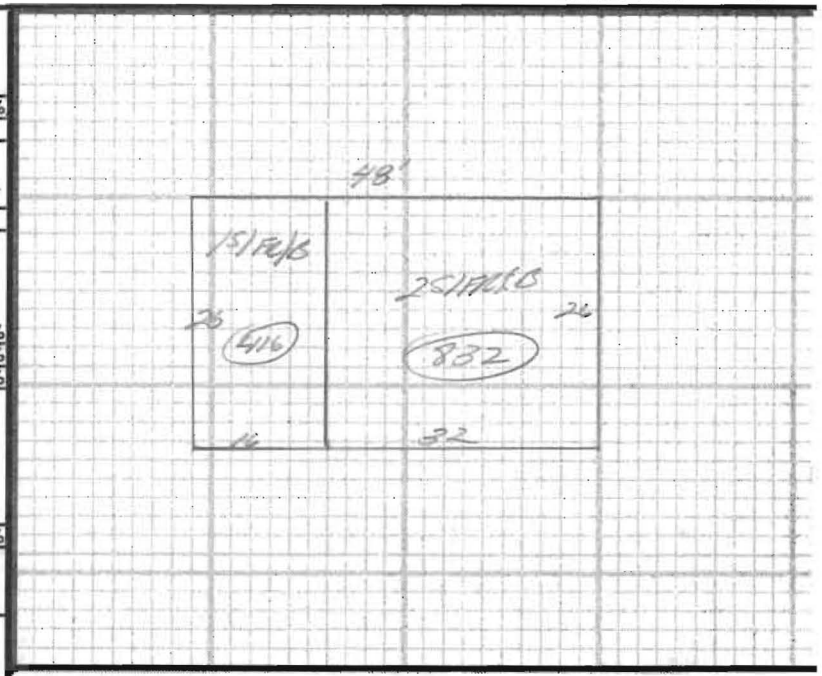
TOWN OF WATERBORO, MAINE

26T

BUILDING RECORD

MAP 9 LOT 18A ACCOUNT NO. ADDRESS CARD NO. OF

BUILDING STYLE 1. Conv. 2. Ranch 3. R. Ranch 4. Cape 5. Garrison 6. Split Lev. 7. Contemp. 8. Log 9. Other	1	**S/F BSMT LIVING**		**INSULATION** 1. Full 2. Heavy 3. Capped 4. Minimal 9. None	1
		FIN BSMT GRADE			
		HEAT TYPE 1. HW BB 2. HW CI 3. HW Radiant 4. Steam 5. FWA 6. Grav. WA 7. Electric 8. Units 9. No Heat	1 %	**UNFINISHED %**	%
				GRADE & FACTOR 1. E 2. D 3. C 4. B 5. A 6. AA	105 3+
DWELLING UNITS					
OTHER UNITS					
STORIES 1. One 2. Two 3. Three 4. 1 1/2 5. 1 3/4 6. 2 1/2	2	**COOL TYPE** 1. Central 9. None	9 %	**SQ. FOOTAGE**	832
				CONDITION 1. Poor 2. Fair 3. Avg - 4 Avg. 5, Avg + 6. Good 7. V Good 8. Exc.	8 %
EXTERIOR WALLS 1. Clapboard 2. WD.SH. 3. Comp. 4. ASB/ASP 5. T1-11 6. BR./Stone 7. Novelty 8. AL/Vinyl 9. Other	1	**KITCHEN STYLE** 1. Good 2. Typical 3. Old Style 4. Obsolete	2		
		BATH(S) STYLE 1. Good 2. Typical 3. Old Style 4. Obsolete	2	**PHYS. % GOOD**	%
				FUNCT. % GOOD	%
ROOF SURFACE 1. Asphalt 2. Slate 3. Metal 4. Comp. 5. Wood 6. Other	1	**# ROOMS**	9	**FUNCT. CODE** 1. Incomp. 2. Overbuilt 3. Delap. 4. Small Size 5. CDU 6. Style 7. Layout 8. Other 9. None	9
		# BEDROOMS	3		
		#FULL BATHS	1		
		# HALF BATHS	1		
S/F MASONERY TRIM		**# ADDN FIXTURES**			
YEAR BUILT	2006	**# FIREPLACES**		**ECON. % GOOD**	%
YEAR REMODELED		**# HEARTHS**		**ECON. CODE** 1. Location 2. Encroach 3. Services 9. None	9
FOUNDATION 1. Conc. 2. C Blk 3. Br./Stone 4. Wood 5. Slab 6. Piers	1	**LAYOUT** 1. Typical 2. In adeq.	1		
		ATTIC 1. 1/4 Fin 2. 1/2 Fin. 3. 3/4 Fin. 4. Full Fin. 5. Fl/Stairs 9. None	9	**ENTRANCE CODE** 1. Inspct. 2. Refused 3. Info Only 3. Vacant 5. Estim.	1
BASEMENT 1. 1/4 2. 1/2 3. 3/4 4. Full 5 Crawl 6. None	4	**INT COMP TO EXIT + = -**		**INFO. CODE** 1. Owner 2. Relative 3. Tenant 2. Refused 4. Agent 5. Estimate 6. Other 5. Estim.	6
BSMT GAR # CARS		**INSPECTED BY** TAR	KSH		
WET BASEMENT 1. Dry 2. Damp 3. Wet 9. None	1	**DATE INSPECTED** 3/30/06	11/21/05		



ADDITIONS, OUTBUILDINGS & IMPROVEMENTS

	TYPE	YEAR	UNITS	GRADE	COND	PERCENT GOOD Phys.	PERCENT GOOD Funct.
2S/FR		2006	832	3.00	8	%	%
ADD	01	2006	416	3.00		%	%
BSMT	27	2006	416	3.00		%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%

NOTES: ~~50% UNF 4/1/06~~ CO 05/06

CODES
1. 1S Fr.
2. 2S Fr.
3. 3S Fr.
4. 1 1/2S Fr.
5. 1 3/4S Fr.
6. 2 1/2S Fr.

Add 10 for Bsmt
21. OFP
22. EFP
23. Garage
24. Shed
25. Bay Window
26. Overhang
27. Unf. Bsmt
28. Unf. Attic
29. Fin. Attaic

Add 20 for 2 Story
61. Carport
62. Patio
63. Swimming Pool
64. Tennis Court
65. Stable w/loft
66. Greenhouse
67. Natatorium
68. Wood Deck
69. Jacuzzi

TOM 100-0089 2W

#GP-03 1ST

PHOTO