MAP LOT ACCOUNT NO. 03576 ADDRESS TOWN OF WATERBORO, MAINE CARD NO. OF

046-001-284

PELLETIER DANIEL A

31 OLD PORTLAND ROAD

046-001-284

PELLETIER DANIEL A & MIA
31 OLD PORTLAND ROAD
10/05/2006 $0

No./Date	Description	Date Insp.

NOTES:

PROPERTY DATA

NEIGHBORHOOD CODE

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

SECONDARY ZONE

TOPOGRAPHY
1. Level 5. Low
2. Rolling 6. Swampy
3. Above St. 7. Steep
4. Below St. 8.

UTILITIES
1. All Public 5. Dug Well
2. Public Water 6. Septic
3. Public Sewer 7. Cess Pool
4. Drilled Well 9. No Utilities

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
11165	335	12-3-1	

ASSESSMENT RECORD

YEAR	LAND	BUILDINGS	EXEMPT	TOTAL
08	30000-	107100-		137100-

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		SQUARE FEET		%	
17. Secondary				%	
18. Excess Land				%	
19. Condo.				%	
20.				%	
FRACT. ACRE 21. Homesite		ACREAGE/SITES			
22. Baselot				%	
23.				%	
ACRES 24. Homesite				%	
25. Baselot				%	
26. Secondary				%	
27. Frontage				%	
28. Rear 1				%	
29. Rear 2				%	
30. Rear 3				%	
31. Tillable	Total		40		
32. Pasture					
33. Orchard					

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

20K

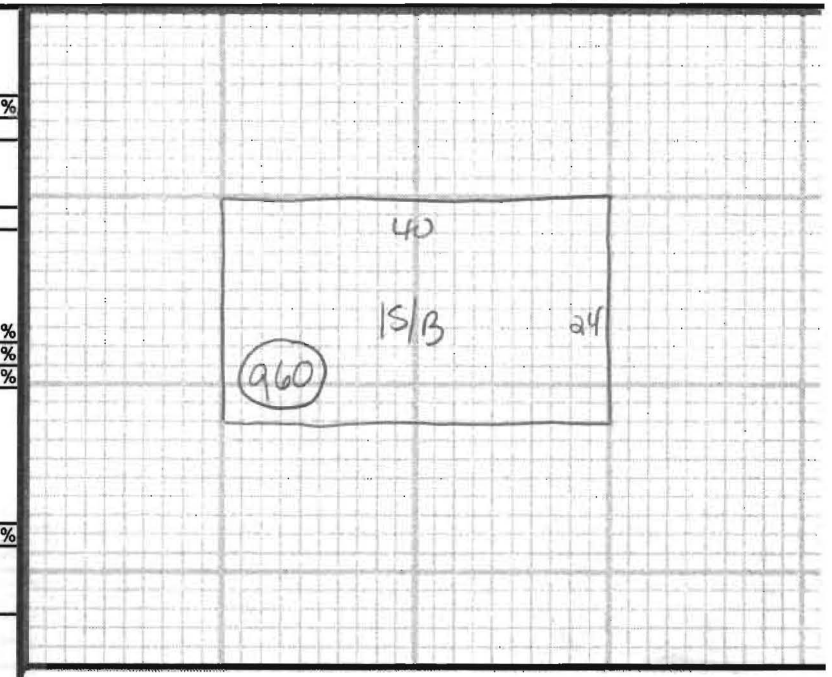
BUILDING RECORD

MAP	LOT	ACCOUNT NO.	ADDRESS	CARD NO.	OF

BUILDING STYLE		
1. Conv.	6. Split Lev.	2
2. Ranch	7. Contemp.	
3. R. Ranch	8. Log	
4. Cape	9. Other	
5. Garrison		
DWELLING UNITS		1
OTHER UNITS		
STORIES		
1. One	4. 1 1/2	1
2. Two	5. 1 3/4	
3. Three	6. 2 1/2	
EXTERIOR WALLS		
1. Clapboard	6. BR./Stone	1
2. WD.SH.	7. Novelty	
3. Comp.	8. AL/Vinyl	
4. ASB/ASP	9. Other	
5. T1-11		
ROOF SURFACE		
1. Asphalt	4. Comp.	1
2. Slate	5. Wood	
3. Metal	6. Other	
S/F MASONERY TRIM		
YEAR BUILT		1988
YEAR REMODELED		
FOUNDATION		
1. Conc.	4. Wood	1
2. C Blk	5. Slab	
3. Br./Stone	6. Piers	
BASEMENT		
1. 1/4 3. 3/4	5 Crawl	4
2. 1/2 4. Full	6. None	
BSMT GAR # CARS		
WET BASEMENT		
1. Dry	3. Wet	2
2. Damp	9. None	

S/F BSMT LIVING	480
FIN BSMT GRADE	3
HEAT TYPE	
1. HW BB / 6. Grav. WA	1
2. HW CI / 7. Electric	
3. HW Radiant / 8. Units	
4. Steam / 9. No Heat	
5. FWA	100 %
COOL TYPE	
1. Central / 9. None	9 %
KITCHEN STYLE	
1. Good / 3. Old Style	2
2. Typical / 4. Obsolete	
BATH(S) STYLE	
1. Good / 3. Old Style	2
2. Typical / 4. Obsolete	
# ROOMS	5
# BEDROOMS	2
#FULL BATHS	2
# HALF BATHS	
# ADDN FIXTURES	
# FIREPLACES	
# HEARTHS	
LAYOUT	
1. Typical / 2. In adeq.	1
ATTIC	
1. 1/4 Fin / 4. Full Fin.	9
2. 1/2 Fin. / 5. Fl/Stairs	
3. 3/4 Fin. / 9. None	
INT COMP TO EXIT + = -	
INSPECTED BY	KSH
DATE INSPECTED	7/5/05

INSULATION	
1. Full / 4. Minimal	1
2. Heavy / 9. None	
3. Capped	
UNFINISHED %	%
GRADE & FACTOR	
1. E / 4. B	3
2. D / 5. A	
3. C / 6. AA	
SQ. FOOTAGE	
CONDITION	
1. Poor / 5. Avg +	5
2. Fair / 6. Good	
3. Avg - / 7. V Good	
4 Avg. / 8. Exc.	%
PHYS. % GOOD	100 %
FUNCT. % GOOD	100 %
FUNCT. CODE	
1. Incomp. / 5. CDU	9
2. Overbuilt / 6. Style	
3. Delap. / 7. Layout	
4. Small Size / 8. Other	
9. None	
ECON. % GOOD	100 %
ECON. CODE	
1. Location / 3. Services	
2. Encroach / 9. None	
ENTRANCE CODE	
1. Inspct. / 3. Vacant	3
2. Refused / 5. Estim.	
3. Info Only	
INFO. CODE	
1. Owner / 4. Agent	1
2. Relative / 5. Estimate	
3. Tenant / 6. Other	
2. Refused / 5. Estim.	



ADDITIONS, OUTBUILDINGS & IMPROVEMENTS

	TYPE	YEAR	UNITS	GRADE	COND	PERCENT GOOD Phys.	PERCENT GOOD Funct.
1S/B	1		960			%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%

NOTES:

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. Attalc

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

PHOTO