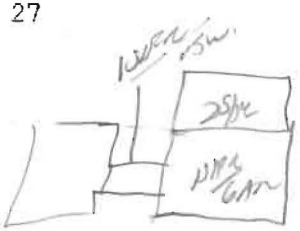
MAP LOT — ACCOUNT NO. 4118 ADDRESS TOWN OF WATERBORO, MAINE CARD NO. OF

CHK 4/08 UNF 400.

052-045

MONDOR DONALD R & CATHY M
100 PHEASANT RUN ROAD
B 7235 P 27



BP

15X28 251000

+ 18AT11

No./Date	Description	Date Insp.

NOTES: * MOITION STILL UNF. 10
CHK 4/1/08 10 (140,400) OK

PROPERTY DATA

NEIGHBORHOOD CODE	30
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; 2. Rolling; 3. Above St.; 4. Below St.; 5. Low; 6. Swampy; 7. Steep; 8.)	Paved 2
UTILITIES (1. All Public; 2. Public Water; 3. Public Sewer; 4. Drilled Well; 5. Dug Well; 6. Septic; 7. Cess Pool; 9. No Utilities)	9
STREET (1. Paved; 2. Semi-Improved; 3. Gravel; 4. Proposed; 9. No Street)	1
SALE DATA	
DATE(MM/YY)	/
PRICE	, ,
SALE TYPE (1. Land; 2. Land & Bldg.; 3. Building Only; 4. Mobile Home; 5. Other)	
FINANCING (1. Conv.; 2. FHA/VA; 3. Assumed; 4. Seller; 5. Private; 6. Cash; 7 FMHA; 9. Unknown)	
VERIFIED (1. Buyer; 2. Seller; 3. Lender; 4. Agent; 5. Record; 6. MLS; 7. Family; 8. Other; 9. Confid.)	
VALIDITY (1. Valid; 2. Related; 3. Distress; 4. Split; 5. Partial; 6. Exempt; 7. Changed; 8. Other)	

BOOK	PAGE	DATE	CONSIDERATION

ASSESSMENT RECORD

YEAR	LAND	BUILDINGS	EXEMPT	TOTAL
08		140,400		Unf.

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		.75	%	

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

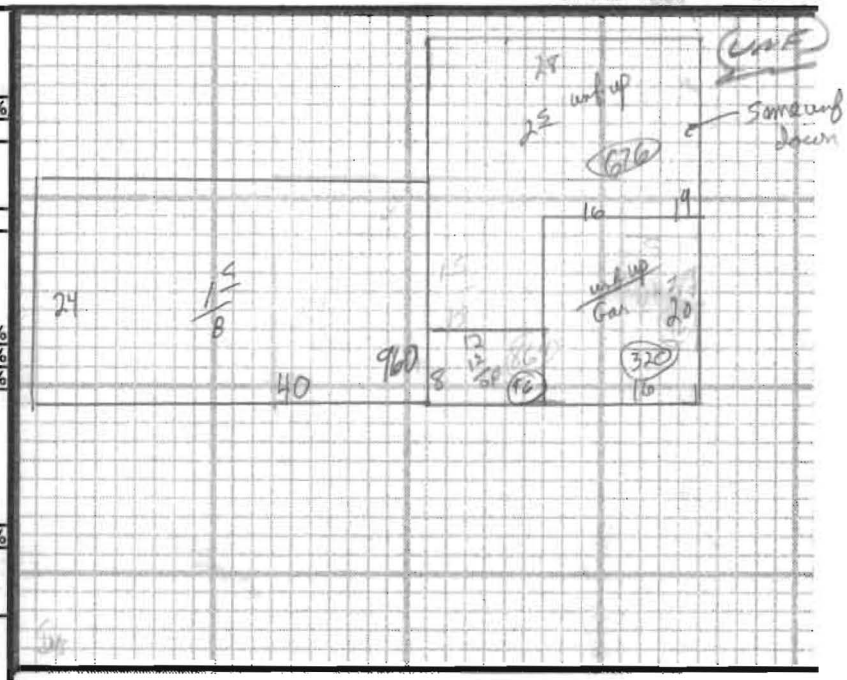
TOWN OF WATERBORO, MAINE

BUILDING RECORD

MAP 52 LOT 45 ACCOUNT NO. ADDRESS CARD NO. OF

BUILDING STYLE 1. Conv. 6. Split Lev. 2. Ranch 7. Contemp. 3. R. Ranch 8. Log 4. Cape 9. Other 5. Garrison	2	S/F BSMT LIVING FIN BSMT GRADE	0
DWELLING UNITS		HEAT TYPE 1. HW BB 6. Grav. WA 2. HW CI 7. Electric 3. HW Radiant 8. Units 4. Steam 9. No Heat 5. FWA %	1
OTHER UNITS			
STORIES 1. One 4. 1 1/2 2. Two 5. 1 3/4 3. Three 6. 2 1/2	1	COOL TYPE 1. Central 9. None %	9
EXTERIOR WALLS 1. Clapboard 6. BR./Stone 2. WD.SH. 7. Novelty 3. Comp. 8. AL/Vinyl 4. ASB/ASP 9. Other 5. T1-11	8	KITCHEN STYLE 1. Good 3. Old Style 2. Typical 4. Obsolete	2
		BATH(S) STYLE 1. Good 3. Old Style 2. Typical 4. Obsolete	2
ROOF SURFACE 1. Asphalt 4. Comp. 2. Slate 5. Wood 3. Metal 6. Other	1	# ROOMS	
		# BEDROOMS	2
		#FULL BATHS	1
		# HALF BATHS	
S/F MASONERY TRIM		# ADDN FIXTURES	
YEAR BUILT	1979	# FIREPLACES	1
YEAR REMODELED	2002	# HEARTHS WS	1
FOUNDATION 1. Conc. 4. Wood 2. C Blk 5. Slab 3. Br./Stone 6. Piers	1	LAYOUT 1. Typical 2. In adeq.	1
		ATTIC 1. 1/4 Fin 4. Full Fin. 2. 1/2 Fin. 5. Fl/Stairs 3. 3/4 Fin. 9. None	9
BASEMENT 1. 1/4 3. 3/4 5 Crawl 2. 1/2 4. Full 6. None	4		
BSMT GAR # CARS	0	INT COMP TO EXIT + = -	
		INSPECTED BY	RAY
WET BASEMENT 1. Dry 3. Wet 2. Damp 9. None	1	DATE INSPECTED	10-2005

INSULATION 1. Full 4. Minimal 2. Heavy 9. None 3. Capped	1
UNFINISHED %	%
GRADE & FACTOR 1. E 4. B 2. D 5. A 3. C 6. AA	3
SQ. FOOTAGE	960
CONDITION 1. Poor 5. Avg + 2. Fair 6. Good 3. Avg - 7. V Good 4 Avg. 8. Exc. %	6
PHYS. % GOOD	%
FUNCT. % GOOD	%
FUNCT. CODE 1. Incomp. 5. CDU 2. Overbuilt 6. Style 3. Delap. 7. Layout 4. Small Size 8. Other 9. None	9
ECON. % GOOD	%
ECON. CODE 1. Location 3. Services 2. Encroach 9. None	9
ENTRANCE CODE 1. Inspct. 3. Vacant 2. Refused 5. Estim. 3. Info Only	5
INFO. CODE 1. Owner 4. Agent 2. Relative 5. Estimate 3. Tenant 6. Other 2. Refused 5. Estim.	5



ADDITIONS, OUTBUILDINGS & IMPROVEMENTS

	TYPE	YEAR	UNITS	GRADE	COND	PERCENT GOOD Phys.	PERCENT GOOD Funct.
1S	001	1979	960			%	%
UP	21		96			%	%
1S	001	2002	96			%	%
2S/Gar (UNF)	79	2002	320			%	%
2S	02	2002	676	3	7	95 %	90 %
			676			%	%
Shed	024	1979	100	3	2	95 %	100 %
						%	%
						%	%
						%	%
						%	%

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. 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

Some unf

PHOTO