

MAP

LOT

ACCOUNT NO. **4125**

ADDRESS

TOWN OF WATERBORO, MAINE

CARD NO.

OF

052-052

MAYNARD ROY A & MARLENE
54 PHEASANT RUN RD
B 9564 P 151

PROPERTY DATA	
NEIGHBORHOOD CODE	<u>30</u>
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	<u>31</u>
SECONDARY ZONE	---
TOPOGRAPHY	
1. Level 2. Rolling 3. Above St. 4. Below St.	<u>2</u>
5. Low 6. Swampy 7. Steep 8.	<u>2</u>
UTILITIES	
1. All Public 2. Public Water 3. Public Sewer 4. Drilled Well	<u>9</u>
5. Dug Well 6. Septic 7. Cess Pool 9. No Utilities	
STREET	
1. Paved 2. Semi-Improved 3. Gravel	<u>1</u>
4. Proposed 9. No Street	

BOOK	PAGE	DATE	CONSIDERATION

ASSESSMENT RECORD				
YEAR	LAND	BUILDINGS	EXEMPT	TOTAL
<u>03</u>	<u>27400</u>	<u>53600</u>		<u>76000</u>

LAND DATA						
FRONT FOOT	TYPE	EFFECTIVE		INFLUENCE		INFLUENCE CODES
		Frontage	Depth	Factor	Code	
11. Regular Lot	---	---	---	---	---	1=Vacancy
12. Delta Triangle	---	---	---	---	---	2=Excess Frontage
13. Nabla Triangle	---	---	---	---	---	3=Topography
14. Rear Land	---	---	---	---	---	4=Size/Shape
15.	---	---	---	---	---	5=Access
						6=Restrictions
						7=Corner
						8=Environment
						9=Fractional Share
SQUARE FOOT		SQUARE FEET				
16. Regular Lot	---	---	---	---	---	
17. Secondary	---	---	---	---	---	
18. Excess Land	---	---	---	---	---	
19. Condo.	---	---	---	---	---	
20.	---	---	---	---	---	
FRACT. ACRE		ACREAGE/SITES				
21. Homesite	---			---	---	
22. Baselot	---			---	---	
23.	---			---	---	
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				<u>81</u>		

No./Date	Description	Date Insp.

NOTES:

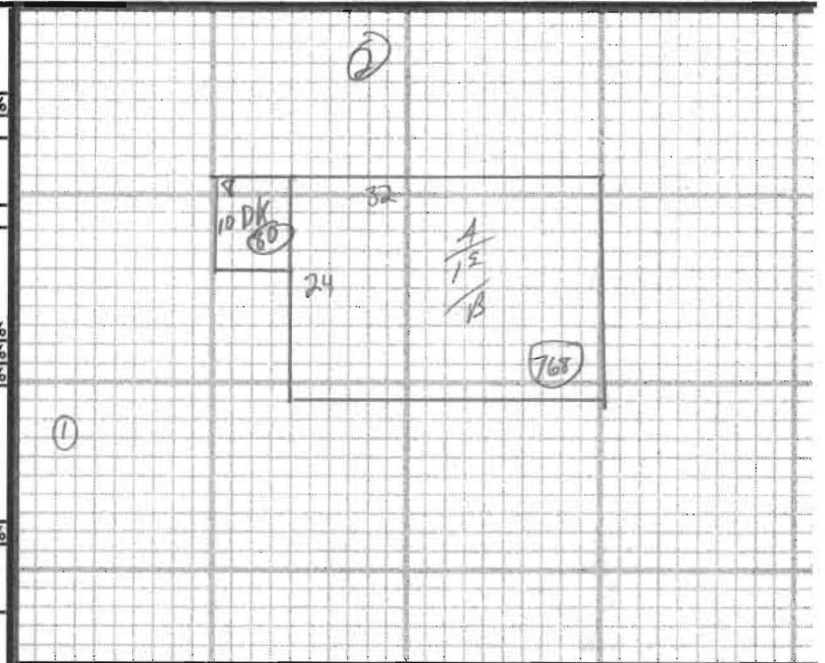
SALE DATA	
DATE(MM/YY)	<u>--/1/--</u>
PRICE	---
SALE TYPE	
1. Land 2. Land & Bldg. 3. Building Only	4. Mobile Home 5. Other
FINANCING	
1. Conv. 2. FHA/VA 3. Assumed 4. Seller	5. Private 6. Cash 7. FMHA 9. Unknown
VERIFIED	
1. Buyer 2. Seller 3. Lender 4. Agent 5. Record	6. MLS 7. Family 8. Other 9. Confid.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

- 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

MAP 52 LOT 52 ACCOUNT NO. ADDRESS 3 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	4	S/F BSMT LIVING FIN BSMT GRADE		INSULATION 1. Full 4. Minimal 2. Heavy 9. None 3. Capped	1
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	8	UNFINISHED %	105
OTHER UNITS		COOL TYPE 1. Central 9. None	9	GRADE & FACTOR 1. E 4. B 2. D 5. A 3. C 6. AA	3+
STORIES 1. One 4. 1 1/2 2. Two 5. 1 3/4 3. Three 6. 2 1/2	1	KITCHEN STYLE 1. Good 3. Old Style 2. Typical 4. Obsolete	2	CONDITION 1. Poor 5. Avg + 2. Fair 6. Good 3. Avg - 7. V Good 4. Avg. 8. Exc.	5
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	BATH(S) STYLE 1. Good 3. Old Style 2. Typical 4. Obsolete	2	PHYS. % GOOD	
ROOF SURFACE 1. Asphalt 4. Comp. 2. Slate 5. Wood 3. Metal 6. Other	1	# ROOMS	9	FUNCT. % GOOD	
S/F MASONRY TRIM		# BEDROOMS	2	FUNCT. CODE 1. Incomp. 5. CDU 2. Overbuilt 6. Style 3. Delap. 7. Layout 4. Small Size 8. Other 9. None	9
YEAR BUILT	1975	# FULL BATHS	1	ECON. % GOOD	
YEAR REMODELED		# HALF BATHS		ECON. CODE 1. Location 3. Services 2. Encroach 9. None	9
FOUNDATION 1. Conc. 4. Wood 2. C Blk 5. Slab 3. Br./Stone 6. Piers	1	# ADDN FIXTURES		ENTRANCE CODE 1. Inspct. 3. Vacant 2. Refused 5. Estim. 3. Info Only	5
BASEMENT 1. 1/4 3. 3/4 5. Crawl 2. 1/2 4. Full 6. None	4	# FIREPLACES		INFO. CODE	5
BSMT GAR # CARS	0	# HEARTHES			
WET BASEMENT 1. Dry 3. Wet 2. Damp 9. None	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	4		
		INT COMP TO EXIT + = -			
		INSPECTED BY	RAK		
		DATE INSPECTED	102005		



ADDITIONS, OUTBUILDINGS & IMPROVEMENTS

	TYPE	YEAR	UNITS	GRADE	COND	PERCENT GOOD		
						Phys.	Funct.	
1 ^e	001	1975	768					1. 1S Fr.
DK	068		80					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. Attic
								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

NOTES:

0 GAR 023 400
 2 Patio 62 480
 3 Shed 24 96