

LANCASTER CHRISTOPHER  
 676 MIDDLE ROAD  
 WATERBORO ME 04087  
 B15561P393 B15827P287 B7850P234  
 Previous Owner  
 FOLSOM STEVE  
 P O BOX 855  
 ALFRED ME 04002  
 Sale Date: 7/12/2005

Property Data		
Neighborhood	65 MIDDLE RD	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	33 Forest/Agricultural..	
Secondary Zone		
Topography	5 Low	2 Rolling
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	1 Paved	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	7/12/2005	
Price	49,500	
Sale Type	1 Land Only	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	1 Conventional	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	1 Arms Length Sale	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2005	24,200	0	0	24,200
2006	0	0	0	0
2007	72,600	187,000	0	259,600
2008	85,200	207,700	13,000	279,900
2010	85,200	207,700	13,000	279,900
2011	85,200	207,700	10,000	282,900
2012	85,200	207,700	10,000	282,900
2013	85,200	207,700	10,000	282,900
2014	85,200	207,700	10,000	282,900
2015	85,200	207,700	10,000	282,900
2016	72,500	207,700	15,000	265,200
2017	72,500	207,700	15,000	265,200

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF				%		1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg / De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
Square Foot		Square Feet				Acres
16.Regular Lot				%		30.Rear (201+)
17.Secondary Lot				%		31.Tillable/Horti
18.Excess Land				%		32.Pasture
19.Condominium				%		33.Orchard
20.Pavement				%		34.Frontage
				%		35.Triangular Lot
Fract. Acre	Acreage/Sites					
21.Homesite (Frac	21	5.00	90	%	3	36.Commercial
22.Vacant Lot (Fr				%		37.Softwood
23.Non Conforming				%		38.Mixed Wood
				%		39.Hardwood
24.Excess ( 5-10)				%		40.Wasteland
25.Excess (10+)				%		41.Gravel Pit (Ac
26.Excess (OS)				%		42.Mobile Home Si
27.Rear (1-100)				%		43.Condo Site
28.Rear (101-150)				%		44.Utility ROW
29.Rear (151-200)				%		45.Camp Lot
				%		46.Site Improve
<b>Total Acreage</b>				5.00		


## Waterboro

Map Lot 006-031-01A

Account 4598

Location 676 MIDDLE ROAD

Card 1 Of 1 9/06/2016

Building Style	<b>1 Conventional</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.HWB	5.FWA	9.No Heat		<b>Attic 9 None</b>								
Dwelling Units	<b>1</b>			2.HWCI	6.GravWA	10.		1.1/4 Fin	4.Full Fin	7.						
Other Units	<b>0</b>			3.HWRAD	7.Electric	11.		2.1/2 Fin	5.F/Stair	8.						
Stories	<b>2 Two Story</b>			4.Steam	8.F/WallM	12.		3.3/4 Fin	6.	9.None						
1.1	4.1.50	7.1.25		Cool Type	<b>0% 9 None</b>			<b>Insulation 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 Aluminum/Vinyl</b>			3.H Pump	6.	9.None		3.Capped	6.	9.None						
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	<b>2 Typical</b>			<b>Unfinished % 0%</b>								
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.		<b>Grade &amp; Factor 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.		<b>SQFT (Footprint) 1008</b>								
2.Slate	5.Wood	8.		2.Typical	5.	8.		<b>Condition 4 Average</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>8</b>			2.Fair	5.Avg+	8.Exc						
OPEN-3-CUSTOM	<b>0</b>			# Bedrooms	<b>4</b>			3.Avg-	6.Good	9.Same						
OPEN-4-CUSTOM	<b>0</b>			# Full Baths	<b>2</b>			<b>Phys. % Good 0%</b>								
Year Built	<b>2006</b>			# Half Baths	<b>1</b>			<b>Funct. % Good 100%</b>								
Year Remodeled	<b>0</b>			# Addn Fixtures	<b>0</b>			<b>Functional Code 9 None</b>								
Foundation	<b>1 Concrete</b>			# Fireplaces	<b>0</b>			1.Incomp	4.Small	7.Layout						
1.Concrete	4.Wood	7.									2.O-Built	5.CDU	8.Other			
2.C Block	5.Slab	8.									3.Damage	6.Style	9.None	<b>Econ. % Good 100%</b>		
3.Br/Stone	6.Pr/Post	9.									<b>Economic Code None</b>			0.None	3.Services	7.
Basement	<b>4 Full Basement</b>										<b>Entrance Code 0</b>			1.Location	4.Traffic	8.
1.1/4 Bmt	4.Full Bmt	7.									1.Interior	4.Vacant	7.	2.Encroach	9.None	9.
2.1/2 Bmt	5.None	8.									2.Refusal	5.Estimate	8.	<b>Information Code 0</b>		
3.3/4 Bmt	6.	9.None									3.Informed	6.Office	9.	1.Owner	4.Agent	7.
Bsmt Gar # Cars	<b>0</b>										<b>2.Relative</b>			2.Relative	5.Estimate	8.
Wet Basement	<b>1 Dry Basement</b>										<b>3.Tenant</b>			3.Tenant	6.Other	9.
1.Dry	4.	7.														
2.Damp	5.	8.														
3.Wet	6.	9.														

Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
78 1.75 ST GARAGE	0	576	0 0	0	0 %	0 %		1.One Story Fram
21 Open Frame	0	204	0 0	0	0 %	0 %		2.Two Story Fram
24 Frame Shed	0	112	0 0	0	0 %	0 %		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

