

DOBBINS JESSICA C & SHAUN M

33 OLD PORTLAND ROAD

NORTH WATERBORO ME 04061
B5482P235

Previous Owner
ROMPREY WAYNE A & KATHLEEN A
33 OLD PORTLAND ROAD

N WATERBORO ME 04061
Sale Date: 7/26/2005

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																																				
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																																
Tree Growth Year 0			2005	15,200	39,200	5,250	49,150																																																																																																																																																																																																																
1ST MORTGAGE 0			2006	15,200	39,200	8,450	45,950																																																																																																																																																																																																																
2ND MORTGAGE 0			2007	15,200	39,200	0	54,400																																																																																																																																																																																																																
Zone/Land Use 47 Lake Arrowhead			2008	30,000	87,600	13,000	104,600																																																																																																																																																																																																																
Secondary Zone			2010	30,000	87,600	13,000	104,600																																																																																																																																																																																																																
Topography 2 Rolling			2011	30,000	87,600	10,000	107,600																																																																																																																																																																																																																
1.Level 4.Below St 7.Steep			2012	30,000	87,600	10,000	107,600																																																																																																																																																																																																																
2.Rolling 5.Low 8.Wet			2013	30,000	87,600	10,000	107,600																																																																																																																																																																																																																
3.Above St 6.Swampy 9.Lev/Roll			2014	30,000	87,600	10,000	107,600																																																																																																																																																																																																																
Utilities 9 No Water/No Sewer			2015	30,000	87,600	10,000	107,600																																																																																																																																																																																																																
1.Public 4.Improve 7.Improve			2016	15,000	86,700	15,000	86,700																																																																																																																																																																																																																
2.Water 5.Improve 8.			2017	15,000	86,700	15,000	86,700																																																																																																																																																																																																																
3.Sewer 6.Improve 9.None																																																																																																																																																																																																																							
Street 3 Gravel																																																																																																																																																																																																																							
1.Paved 4.Proposed 7.ROW			Land Data																																																																																																																																																																																																																				
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3.Gravel 6.Aband 9.TG PLAN			<table border="1"> <thead> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>11.Ossipee WF</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td>1.Unimproved</td> </tr> <tr> <td>12.Arrowhead WF</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td>2.Excess Ftg / De</td> </tr> <tr> <td>13.Waterfront</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td>3.Topography</td> </tr> <tr> <td>14.Rear Land</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td>4.Size/Shape</td> </tr> <tr> <td>15.Misc</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td>5.Access or Rear</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td>6.Restriction</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td>7.Open Space</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td>8.View/Environ</td> </tr> <tr> <td colspan="2">Square Foot</td> <td colspan="2">Square Feet</td> <td> </td> <td> </td> <td>9.Fract Share</td> </tr> <tr> <td>16.Regular Lot</td> <td>16</td> <td>1</td> <td>100</td> <td>%</td> <td>0</td> <td>Acres</td> </tr> <tr> <td>17.Secondary Lot</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td>30.Rear (201+)</td> </tr> <tr> <td>18.Excess Land</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td>31.Tillable/Horti</td> </tr> <tr> <td>19.Condominium</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td>32.Pasture</td> </tr> <tr> <td>20.Pavement</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td>33.Orchard</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td>34.Frontage</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td>35.Triangular Lot</td> </tr> <tr> <td colspan="2">Fract. Acre</td> <td colspan="2">Acres/Sites</td> <td> </td> <td> </td> <td>36.Commercial</td> </tr> <tr> <td>21.Homesite (Frac</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td>37.Softwood</td> </tr> <tr> <td>22.Vacant Lot (Fr</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td>38.Mixed Wood</td> </tr> <tr> <td>23.Non Conforming</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td>39.Hardwood</td> </tr> <tr> <td colspan="2">Acres</td> <td colspan="2"> </td> <td> </td> <td> </td> <td>40.Wasteland</td> </tr> <tr> <td>24.Excess (5-10)</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td>41.Gravel Pit (Ac</td> </tr> <tr> <td>25.Excess (10+)</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td>42.Mobile Home Si</td> </tr> <tr> <td>26.Excess (OS)</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td>43.Condo Site</td> </tr> <tr> <td>27.Rear (1-100)</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td>44.Utility ROW</td> </tr> <tr> <td>28.Rear (101-150)</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td>45.Camp Lot</td> </tr> <tr> <td>29.Rear (151-200)</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td>46.Site Improve</td> </tr> <tr> <td colspan="4" style="text-align: right;">Total Acreage</td> <td>0.00</td> <td colspan="3"> </td> </tr> </tbody> </table>					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	Square Foot		Square Feet				9.Fract Share	16.Regular Lot	16	1	100	%	0	Acres	17.Secondary Lot						30.Rear (201+)	18.Excess Land						31.Tillable/Horti	19.Condominium						32.Pasture	20.Pavement						33.Orchard							34.Frontage							35.Triangular Lot	Fract. Acre		Acres/Sites				36.Commercial	21.Homesite (Frac						37.Softwood	22.Vacant Lot (Fr						38.Mixed Wood	23.Non Conforming						39.Hardwood	Acres						40.Wasteland	24.Excess (5-10)						41.Gravel Pit (Ac	25.Excess (10+)						42.Mobile Home Si	26.Excess (OS)						43.Condo Site	27.Rear (1-100)						44.Utility ROW	28.Rear (101-150)						45.Camp Lot	29.Rear (151-200)						46.Site Improve	Total Acreage				0.00			
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3.Assumed 6.Cash 9.Unknown																																																																																																																																																																																																																							
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2.Related 5.Partial 8.Other																																																																																																																																																																																																																							
3.Distress 6.Exempt 9.																																																																																																																																																																																																																							
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1.Buyer 4.Agent 7.Family																																																																																																																																																																																																																							
2.Seller 5.Pub Rec 8.Other																																																																																																																																																																																																																							
3.Lender 6.MLS 9.																																																																																																																																																																																																																							

Waterboro

Map Lot 046-001-285

Account 3577

Location 33 OLD PORTLAND ROAD

Card 1 Of 1 9/06/2016

Building Style	2 Ranch			SF Bsmt Living	0			Layout	1 Typical								
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	0 0			1.Typical	4.	7.							
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL	0			2.Inadeq	5.	8.							
3.R Ranch	7.Contemp/	11.Condo		Heat Type	100% 7 Electric			3.Not func	6.	9.							
4.Cape	8.Log	12.		1.HWB	5.FWA	9.No Heat	Attic	9 None									
Dwelling Units	1			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.								
Other Units	0			3.HWRAD	7.Electric	11.	2.1/2 Fin	5.F/ Stair	8.								
Stories	1 One Story			4.Steam	8.F/ WallM	12.	3.3/4 Fin	6.	9.None								
1.1	4.1.50	7.1.25		Cool Type	0% 9 None			Insulation	1 Full								
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	5 T-111			3.H Pump	6.	9.None	3.Capped	6.	9.None								
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	2 Typical			Unfinished %	0%								
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Grade & Factor	3 Average 100%									
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	3 Metal			Bath(s) Style	2 Typical Bath(s)			3.C Grade	6.AA Grade	9.Same							
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	SQFT (Footprint)	768									
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition	6 Good									
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G								
SF Masonry Trim	0			# Rooms	5			2.Fair	5.Avg+	8.Exc							
OPEN-3-CUSTOM	0			# Bedrooms	2			3.Avg-	6.Good	9.Same							
OPEN-4-CUSTOM	0			# Full Baths	1			Phys. % Good	0%								
Year Built	1973			# Half Baths	0			Funct. % Good	100%								
Year Remodeled	0			# Addn Fixtures	0			Functional Code	9 None								
Foundation	1 Concrete			# Fireplaces	0			1.Incomp	4.Small	7.Layout							
1.Concrete	4.Wood	7.									2.O-Built	5.CDU	8.Other				
2.C Block	5.Slab	8.									Econ. % Good	100%			3.Damage	6.Style	9.None
3.Br/Stone	6.Pr/Post	9.									Economic Code	None			0.None	3.Services	7.
Basement	4 Full Basement										Entrance Code	0			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.	Information Code	0		
3.3/4 Bmt	6.	9.None									3.Informed	6.Office	9.	1.Owner	4.Agent	7.	
Bsmt Gar # Cars	0										2.Relative	5.Estimate	8.	2.Relative	5.Estimate	8.	
Wet Basement	1 Dry Basement										3.Tenant	6.Other	9.	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	
21 Open Frame	0	192	0 0	0	0 %	0 %		1.One Story Fram
					%	%		2.Two Story Fram
					%	%		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

