Map Lot 001-026-003 Account 5011 Location 46 SAND CROSSING ROAD Card 1 Of 1 9/25/2024

HOBSON RYAN A
46 SAND CROSSING ROAD
WATERBORO ME 04087

B16048P461 B17745P586 B17745P591 B17888P561

Previous Owner
BIGHORN DEVELOPMENT LLC
PO BOX 14

SPRINGVALE ME 04083
Sale Date: 1/31/2019

Previous Owner
BERUBE ROGER
PO BOX 14

SPRINGVALE ME 04083
Sale Date: 6/18/2018

Previous Owner
BERUBE AMANDA
ATTN: RYAN HOBSON
46 SAND CROSSING RD
WATERBORO ME 04087
Sale Date: 6/18/2018

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
08062018 - e911 address entered by tb

Waterboro

Property Data

Neighborhood	**62 SAND CROSSING RD**
Tree Growth Year	**0**
1ST MORTGAGE	**0**
2ND MORTGAGE	**0**
Zone/Land Use	**31 Agricultural/Residential**
Secondary Zone	
Topography	**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	**3 Gravel**

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	**1/31/2019**
Price	**254,900**
Sale Type	**2 Land & Buildings**

1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing	**9 Unknown**

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	**5 Public Record**

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
2012	63,000	0	0	63,000
2013	63,000	0	0	63,000
2014	63,000	0	0	63,000
2015	63,000	0	0	63,000
2016	42,300	0	0	42,300
2017	42,300	0	0	42,300
2018	42,300	0	0	42,300
2019	42,300	0	0	42,300
2020	56,600	194,000	0	250,600
2021	62,200	194,000	0	256,200
2022	67,900	213,400	0	281,300
2023	74,700	236,700	0	311,400
2024	83,700	265,800	0	349,500
2025	94,200	370,700	0	464,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Ossipee WF				%	
12.Arrowhead WF				%	
13.Waterfront				%	
14.Rear Land				%	
15.Misc				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Pavement				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac	21	1.84		80 %	1
22.Vacant Lot (Fr	26	9.15		100 %	0
23.Non Conforming				%	
Acres				%	
24.Excess (5-10)				%	
25.Excess (10+)				%	
26.Excess				%	
27.Rear (1-100)				%	
28.Rear (101-150)				%	
29.Rear (151-200)				%	

Total Acreage 10.99

Influence Codes

1.Unimproved
2.Excess Ftg /De
3.Topography
4.Size/Shape
5.Access or Rear
6.Restriction
7.Open Space
8.View/Environ
9.Fract Share
Acres
30.Rear (201+)
31.Tillable/Horti
32.Pasture
33.Orchard
34.Frontage
35.Triangular Lot
36.Commercial
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit (Ac
42.Mobile Home Si
43.Condo Site
44.Utility ROW
45.Camp Lot
46.Site Improveme

Waterboro

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Building Style	**1 Conventional**	
1.Conv	5.Garr/Col	9.Other
2.Ranch	6.Split	10.Mohome
3.R Ranch	7.Contemp/	11.Condo
4.Cape	8.Log	12.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**2 Two Story**	
1.1	4.1.50	7.1.25
2.2	5.1.75	8.
3.3	6.2.50	9.
Exterior Walls	**8 Alumunum/Vinyl**	
0.Wood	4.Asb/Asph	8.Alum/Vin
1.Wood	5.T-111	9.Other
2.Wd Sh	6.Br/St	11.
3.Compos.	7.Nov	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2018**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Prs/Post	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN 5 OPTIONAL	**0**	
Heat Type	**100%**	**1 Hot Water BB**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.HWRAD	7.Electric	11.
4.Steam	8.Fl/WallM	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**5**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

TRIO

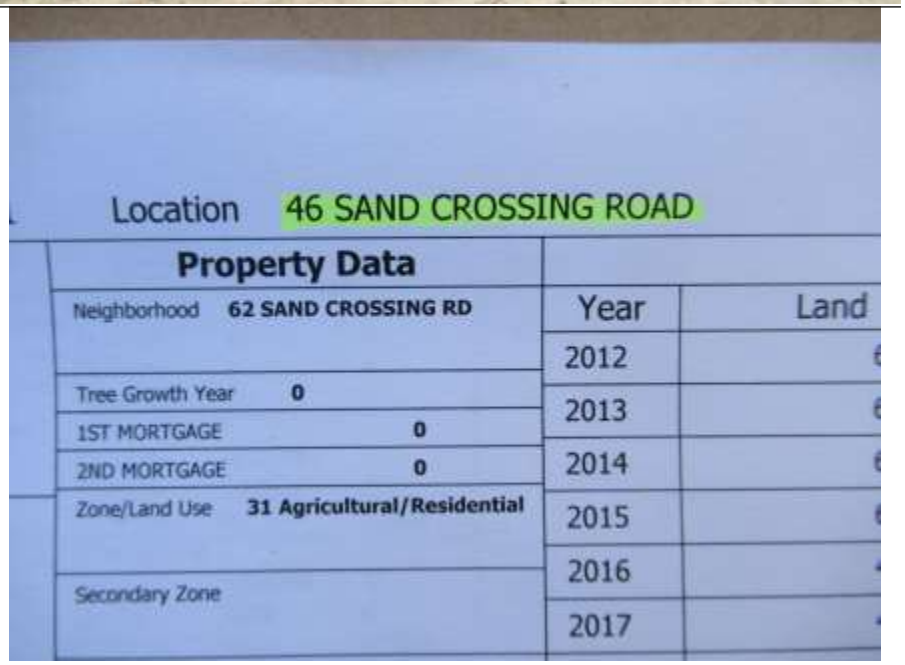
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Not func	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.1/4 Unfi
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.1/2 Unfi	9.None
Insulation	**2 Heavy**	
1.Full	4.Minimal	7.
2.Heavy	5.Unk	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**4 Good 100%**	
1.E Grade	4.B Grade	7.AAA Grad
2.D Grade	5.A Grade	8.
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**832**	
Condition	**7 Very Good**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Small	7.Layout
2.O-Built	5.CDU	8.Other
3.Damage	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	7.
1.Location	4.Traffic	8.
2.Encroach	9.None	9.
Entrance Code	**0**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Office	9.RS
Information Code	**0**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.SNY

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	96	0 0	0	0 %	0 %	
68 Wood Deck	0	120	0 0	0	0 %	0 %	
68 Wood Deck	0	16	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



Location 46 SAND CROSSING ROAD

Property Data

Neighborhood	**62 SAND CROSSING RD**
Tree Growth Year	**0**
1ST MORTGAGE	**0**
2ND MORTGAGE	**0**
Zone/Land Use	**31 Agricultural/Residential**
Secondary Zone	

Year	Land
2012	
2013	
2014	
2015	
2016	
2017	