

FOGLIO, DWAYNE A
PO BOX 488
WATERBORO ME 04087

B19067P922 B19083P799

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
23.0301 - split from 002-004-004 -sb
23.0301 - revocable transfer on death deed from Dwayne A. Foglio to Amy B. Sparks of 59 Foglio Drive, Waterboro, ME 04087, then to Joseph M. Sparks of 59 Foglio Drive, Waterboro, ME 04087 B19083/P799 -sb

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																												
Neighborhood 56 GOODWINS MILL RD			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																								
Tree Growth Year 0			2024	60,600	0	0	60,600																																																																																																																																																																																																								
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2ND MORTGAGE																																																																																																																																																																																																															
Zone/Land Use 31 Agricultural/Residential																																																																																																																																																																																																															
Secondary Zone																																																																																																																																																																																																															
Topography 1 Level																																																																																																																																																																																																															
1.Level	4.Below St	7.Steep																																																																																																																																																																																																													
2.Rolling	5.Low	8.Wet																																																																																																																																																																																																													
3.Above St	6.Swampy	9.Lev/Roll																																																																																																																																																																																																													
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2.Water	5.Improve	8.																																																																																																																																																																																																													
3.Sewer	6.Improve	9.None																																																																																																																																																																																																													
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3.Gravel	6.Aband	9.TG PLAN																																																																																																																																																																																																													
LAND USE 0			<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></td><td></td><td></td><td></td><td>%</td><td></td><td>9.Fract Share</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>Acres</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>30.Rear (201+)</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>31.Tillable/Horti</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>32.Pasture</td></tr> <tr><td></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></td><td></td><td></td><td></td><td>%</td><td></td><td>36.Commercial</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>37.Softwood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>38.Mixed Wood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>39.Hardwood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>40.Wasteland</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>41.Gravel Pit (Ac</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>42.Mobile Home Si</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>43.Condo Site</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>44.Utility ROW</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>45.Camp Lot</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>46.Site Improve</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					%		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 Improve
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Sale Type			23.Non Conforming		Acres																																																																																																																																																																																																										
1.Land	4.Mobile	7.	24.Excess (5-10)		25.Excess (10+)																																																																																																																																																																																																										
2.L & B	5.Other	8.	26.Excess		27.Rear (1-100)																																																																																																																																																																																																										
3.Building	6.	9.	28.Rear (101-150)		29.Rear (151-200)																																																																																																																																																																																																										
Financing			Total Acreage		1.84																																																																																																																																																																																																										
1.Convent	4.Seller	7.																																																																																																																																																																																																													
2.FHA/VA	5.Private	8.																																																																																																																																																																																																													
3.Assumed	6.Cash	9.Unknown																																																																																																																																																																																																													
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1.Valid	4.Split	7.Renovate																																																																																																																																																																																																													
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 002-004-004-001


Account 5339

Location GOODWINSMILLS ROAD

Card 1

Of 1

8/31/2023

Building Style	SF Bsmt Living			Layout			
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	1.Typical	4.	7.	
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL	2.Inadeq	5.	8.	
3.R Ranch	7.Contemp/	11.Condo	Heat Type	3.Not func	6.	9.	
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic	
Dwelling Units	2.HWCI			6.GravWA	10.	1.1/4 Fin	4.Full Fin
Other Units	3.HWRAD			7.Electric	11.	2.1/2 Fin	5.F/Stair
Stories	4.Steam			8.F/WallM	12.	3.3/4 Fin	6.
1.1	4.1.50	7.1.25	Cool Type	Insulation			9.None
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal
3.3	6.2.50	9.	2.Evapor	5.	8.	2.Heavy	5.Unk
Exterior Walls	3.H Pump			6.	9.None	3.Capped	6.
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	Unfinished %			9.None
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor	
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.	1.E Grade	4.B Grade
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None	7.AAA Grad	8.
Roof Surface	Bath(s) Style			2.D Grade			5.A Grade
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	3.C Grade	6.AA Grade
2.Slate	5.Wood	8.	2.Typical	5.	8.	9.Same	
3.Metal	6.Other	9.	3.Old Type	6.	9.None	SQFT (Footprint)	
SF Masonry Trim	# Rooms			Condition			
OPEN-3-	# Bedrooms			1.Poor	4.Avg	7.V G	
OPEN-4-	# Full Baths			2.Fair	5.Avg+	8.Exc	
Year Built	# Half Baths			3.Avg-	6.Good	9.Same	
Year Remodeled	# Addn Fixtures			Phys. % Good			
Foundation	# Fireplaces			Funct. % Good			
1.Concrete	4.Wood	7.					
2.C Block	5.Slab	8.					
3.Br/Stone	6.Prs/Post	9.					
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							
Wet Basement							
1.Dry	4.	7.					
2.Damp	5.	8.					
3.Wet	6.	9.					
Date Inspected				Functional Code			
				1.Incomp	4.Small	7.Layout	
				2.O-Built	5.CDU	8.Other	
				3.Damage	6.Style	9.None	
				Econ. % Good			
				Economic Code			
				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	
Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	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