

GRANT ROGER (JT)  
GRANT, NANCY J  
PO BOX 68  
WATERBORO ME 04087

B17197P940 B18367P757

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:  
16-0502 - NEW LOT SPLIT FROM 002-004 -AK  
21.0707 - changed land from vacant to homesite, added 28x44 split level home, 6% incomplete -sb  
21.1012 - house 90% incomplete on 4/01/21, abated \$148,800 value -sb  
22.0823 - removed incomplete -sb

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																												
Neighborhood <b>56 GOODWINS MILL RD</b>			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																								
Tree Growth Year <b>0</b>			2016	39,700	0	0	39,700																																																																																																																																																																																																								
1ST MORTGAGE <b>0</b>			2017	39,700	0	0	39,700																																																																																																																																																																																																								
2ND MORTGAGE <b>0</b>			2018	39,700	0	0	39,700																																																																																																																																																																																																								
Zone/Land Use <b>31 Agricultural/Residential</b>			2019	39,700	0	0	39,700																																																																																																																																																																																																								
Secondary Zone			2020	39,700	0	0	39,700																																																																																																																																																																																																								
Topography <b>2 Rolling</b>			2021	43,700	0	0	43,700																																																																																																																																																																																																								
1.Level 4.Below St 7.Steep			2022	67,700	165,200	0	232,900																																																																																																																																																																																																								
2.Rolling 5.Low 8.Wet			2023	74,500	208,700	0	283,200																																																																																																																																																																																																								
3.Above St 6.Swampy 9.Lev/Roll			2024	83,600	234,400	25,000	293,000																																																																																																																																																																																																								
Utilities			2025	102,200	314,500	25,000	391,700																																																																																																																																																																																																								
1.Public 4.Improve 7.Improve																																																																																																																																																																																																															
2.Water 5.Improve 8.																																																																																																																																																																																																															
3.Sewer 6.Improve 9.None																																																																																																																																																																																																															
Street <b>1 Paved</b>																																																																																																																																																																																																															
1.Paved 4.Proposed 7.ROW																																																																																																																																																																																																															
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3.Gravel 6.Aband 9.TG PLAN																																																																																																																																																																																																															
LAND USE <b>0</b>			<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><b>Acres</b></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					%		<b>Acres</b>					%		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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<b>Sale Data</b>			<b>Front Foot</b>		<b>Effective</b>		<b>Influence</b>																																																																																																																																																																																																								
			Sale Date <b>3/11/2016</b>		Frontage		Depth		Factor																																																																																																																																																																																																						
Price <b>30,000</b>			Square Foot		Acres/Sites																																																																																																																																																																																																										
Sale Type <b>1 Land Only</b>			16.Regular Lot		21		1.00																																																																																																																																																																																																								
1.Land 4.Mobile 7.			17.Secondary Lot		24		0.86																																																																																																																																																																																																								
2.L & B 5.Other 8.			18.Excess Land																																																																																																																																																																																																												
3.Building 6. 9.			19.Condominium																																																																																																																																																																																																												
Financing <b>1 Conventional</b>			20.Pavement																																																																																																																																																																																																												
1.Convent 4.Seller 7.			<b>Fract. Acre</b>																																																																																																																																																																																																												
2.FHA/VA 5.Private 8.			21.Homesite (Frac																																																																																																																																																																																																												
3.Assumed 6.Cash 9.Unknown			22.Vacant Lot (Fr																																																																																																																																																																																																												
Validity <b>4 Split/Assemblage</b>			23.Non Conforming																																																																																																																																																																																																												
1.Valid 4.Split 7.Renovate			<b>Acres</b>																																																																																																																																																																																																												
2.Related 5.Partial 8.Other			24.Excess ( 5-10)																																																																																																																																																																																																												
3.Distress 6.Exempt 9.			25.Excess (10+)																																																																																																																																																																																																												
Verified <b>5 Public Record</b>			26.Excess																																																																																																																																																																																																												
1.Buyer 4.Agent 7.Family			27.Rear (1-100)																																																																																																																																																																																																												
2.Seller 5.Pub Rec 8.Other			28.Rear (101-150)																																																																																																																																																																																																												
3.Lender 6.MLS 9.			29.Rear (151-200)																																																																																																																																																																																																												
			<b>Total Acreage</b>		1.86																																																																																																																																																																																																										

**Waterboro**

Map Lot 002-004-005B

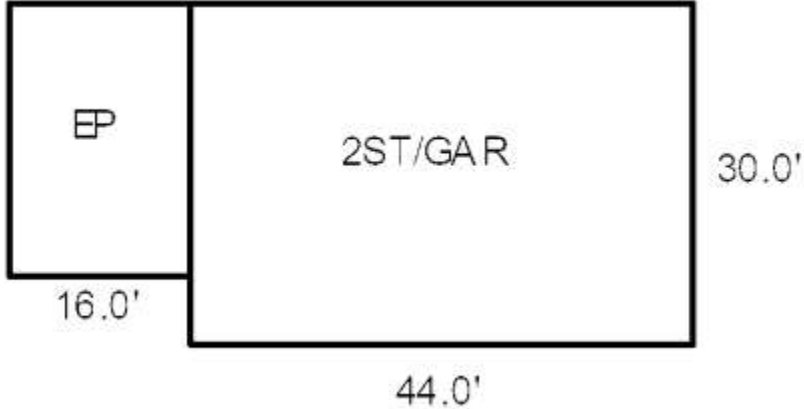
Account 5103

Location 1512 GOODWINS MILLS ROAD

Card 1 Of 1 9/25/2024

Building Style	<b>6 Split Level</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%</b>	<b>1 Hot Water BB</b>	3.Not func	6.	9.
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic	<b>9 None</b>	
Dwelling Units	<b>1</b>		2.HWCI	6.GravWA 10.		1.1/4 Fin	4.Full Fin	7.1/4 Unfi
Other Units	<b>0</b>		3.HWRAD	7.Electric 11.		2.1/2 Fin	5.F/Stair	8.
Stories	<b>1 One Story</b>		4.Steam	8.F/WallM 12.		3.3/4 Fin	6.1/2 Unfi	9.None
1.1	4.1.50	7.1.25	Cool Type	<b>0%</b>	<b>9 None</b>	Insulation	<b>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 Alumunum/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>		Unfinished %	<b>0%</b>	
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete 7.		Grade & Factor	<b>4 Good 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.		SQFT (Footprint)	<b>1232</b>	
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition	<b>6 Good</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>0</b>		2.Fair	5.Avg+	8.Exc
OPEN-3-	<b>0</b>		# Bedrooms	<b>0</b>		3.Avg-	6.Good 9.Same	
OPEN-4-	<b>0</b>		# Full Baths	<b>1</b>		Phys. % Good	<b>0%</b>	
Year Built	<b>2021</b>		# Half Baths	<b>1</b>		Funct. % Good	<b>100%</b>	
Year Remodeled	<b>0</b>		# Addn Fixtures	<b>0</b>		Functional Code	<b>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
3.Br/Stone	6.Prs/Post	9.				Econ. % Good	<b>100%</b>	
Basement	<b>4 Full Basement</b>					Economic Code	<b>None</b>	
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	7.
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	9.None	9.
Bsmt Gar # Cars	<b>2</b>					Entrance Code	<b>0</b>	
Wet Basement	<b>1 Dry Basement</b>					1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.Office	9.RS
3.Wet	6.	9.				Information Code	<b>0</b>	
						1.Owner	4.Agent	7.
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.SNY

24.0'



Date Inspected

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	384	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