

POGALA, HARI PRIYA
KARLA, YASWANTH
1418 GOODWINS MILL ROAD
WATERBORO ME 04087

B19067P884 B19081P285

Previous Owner
FOMEZ DEVELOPMENT, LLC
P.O. BOX 100

WATERBORO ME 04087
Sale Date: 7/29/2022

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
23.0301 - split from 002-004-002 -sb

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																												
Neighborhood 56 GOODWINS MILL RD			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																								
Tree Growth Year 0			2024	60,900	0	0	60,900																																																																																																																																																																																																								
1ST MORTGAGE																																																																																																																																																																																																															
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																																																																																																																																																																																																													
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																																																																																																																																																																																																													
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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 Date 7/29/2022			11.Ossipee WF																																																																																																																																																																																																												
Price 375,000			12.Arrowhead WF																																																																																																																																																																																																												
Sale Type 2 Land & Buildings			13.Waterfront																																																																																																																																																																																																												
1.Land	4.Mobile	7.	14.Rear Land																																																																																																																																																																																																												
2.L & B	5.Other	8.	15.Misc																																																																																																																																																																																																												
3.Building	6.	9.	Square Foot																																																																																																																																																																																																												
Financing 9 Unknown			16.Regular Lot																																																																																																																																																																																																												
1.Convent	4.Seller	7.	17.Secondary Lot																																																																																																																																																																																																												
2.FHA/VA	5.Private	8.	18.Excess Land																																																																																																																																																																																																												
3.Assumed	6.Cash	9.Unknown	19.Condominium																																																																																																																																																																																																												
Validity 1 Arms Length Sale			20.Pavement																																																																																																																																																																																																												
1.Valid	4.Split	7.Renovate	Fract. Acre																																																																																																																																																																																																												
2.Related	5.Partial	8.Other	21.Homesite (Frac																																																																																																																																																																																																												
3.Distress	6.Exempt	9.	22.Vacant Lot (Fr																																																																																																																																																																																																												
Verified 5 Public Record			23.Non Conforming																																																																																																																																																																																																												
1.Buyer	4.Agent	7.Family	Acres																																																																																																																																																																																																												
2.Seller	5.Pub Rec	8.Other	24.Excess (5-10)																																																																																																																																																																																																												
3.Lender	6.MLS	9.	25.Excess (10+)																																																																																																																																																																																																												
			26.Excess																																																																																																																																																																																																												
			27.Rear (1-100)																																																																																																																																																																																																												
			28.Rear (101-150)																																																																																																																																																																																																												
			29.Rear (151-200)																																																																																																																																																																																																												
			Total Acreage 1.95																																																																																																																																																																																																												

Waterboro

Map Lot 002-008-004


Account 5340

Location 1418 GOODWINS MILLS 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	7.	
Other Units			3.HWRAD	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.	
Stories			4.Steam	8.F/WallM	12.	3.3/4 Fin	6.	9.None	
1.1	4.1.50	7.1.25	Cool Type			Insulation			
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			3.H Pump	6.	9.None	3.Capped	6.	9.None	
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style			Unfinished %			
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	7.AAA Grad	
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.	
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint)			
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition			
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G	
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc	
OPEN-3-			# Bedrooms			3.Avg-	6.Good	9.Same	
OPEN-4-			# Full Baths			Phys. % Good			
Year Built			# Half Baths			Funct. % Good			
Year Remodeled			# Addn Fixtures			Functional Code			
Foundation			# Fireplaces			1.Incomp	4.Small	7.Layout	
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			Econ. % Good			Economic Code			
			0.None			3.Services	7.		
			1.Location			4.Traffic	8.		
			2.Encroach			9.None	9.		
			Entrance Code 0			Information Code 0			
			1.Interior			4.Vacant	7.		
			2.Refusal			5.Estimate	8.		
			3.Informed			6.Office	9.RS		
			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	