

JOHN F CONNOLLY & D ELIZABETH FARWELL, TRUSTEES
CONNOLLY FARWELL LIVING TRUST
1475 GOODWINS MILL ROAD
WATERBORO ME 04087

B12810P122 B14972P992 B17760P710 B19392P795

Previous Owner
FARWELL, D ELIZABETH
CONNOLLY, JOHN F (JT)
1475 GOODWINS MILLS RD
WATERBORO ME 04087
Sale Date: 2/22/2024

Previous Owner
DEJESUS HENRY & BARNES SHALEEN
PO BOX 165

WATERBORO ME 04087
Sale Date: 7/19/2018

Previous Owner
HEINEMANN KURT R AND LISA A
1475 GOODWINS MILLS ROAD

WATERBORO ME 04087
Sale Date: 10/03/2006

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
23.1018 - added 12x14 breezeway attaching house & garage;
removed 12x14 deck - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 56 GOODWINS MILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	68,700	213,700	10,000	272,400		
1ST MORTGAGE 0			2013	68,700	213,700	10,000	272,400		
2ND MORTGAGE 0			2014	68,700	213,700	10,000	272,400		
Zone/Land Use 31 Agricultural/Residential			2015	68,700	213,700	14,000	268,400		
Secondary Zone			2016	58,400	213,700	19,000	253,100		
Topography 3 Above Street			2017	58,400	213,700	19,000	253,100		
1.Level 4.Below St 7.Steep			2018	58,400	213,700	24,000	248,100		
2.Rolling 5.Low 8.Wet			2019	58,400	213,700	24,000	248,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,400	215,300	26,000	247,700		
Utilities 9 No Water/No Sewer			2021	64,200	215,300	30,380	249,120		
1.Public 4.Improve 7.Improve			2022	70,100	236,900	31,000	276,000		
2.Water 5.Improve 8.			2023	77,100	262,700	31,000	308,800		
3.Sewer 6.Improve 9.None			2024	86,400	295,000	31,000	350,400		
Street 1 Paved			2025	105,700	423,200	31,000	497,900		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
Sale Date 2/22/2024			14.Rear Land			%		4.Size/Shape	
Price			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		6.Restriction	
1.Land 4.Mobile 7.						%		7.Open Space	
2.L & B 5.Other 8.			Square Foot	Square Feet				8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing 9 Unknown			17.Secondary Lot			%		Acres	
1.Convent 4.Seller 7.			18.Excess Land			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		32.Pasture	
Validity 2 Related Parties						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				34.Frontage	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.74	100	%	35.Triangular Lot	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		36.Commercial	
Verified 5 Public Record			23.Non Conforming			%		37.Softwood	
1.Buyer 4.Agent 7.Family			Acres			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		39.Hardwood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		40.Wasteland	
			26.Excess			%		41.Gravel Pit (Ac	
			27.Rear (1-100)			%		42.Mobile Home Si	
			28.Rear (101-150)			%		43.Condo Site	
			29.Rear (151-200)			%		44.Utility ROW	
			Total Acreage		1.74			45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 002-009-002A

Account 4408

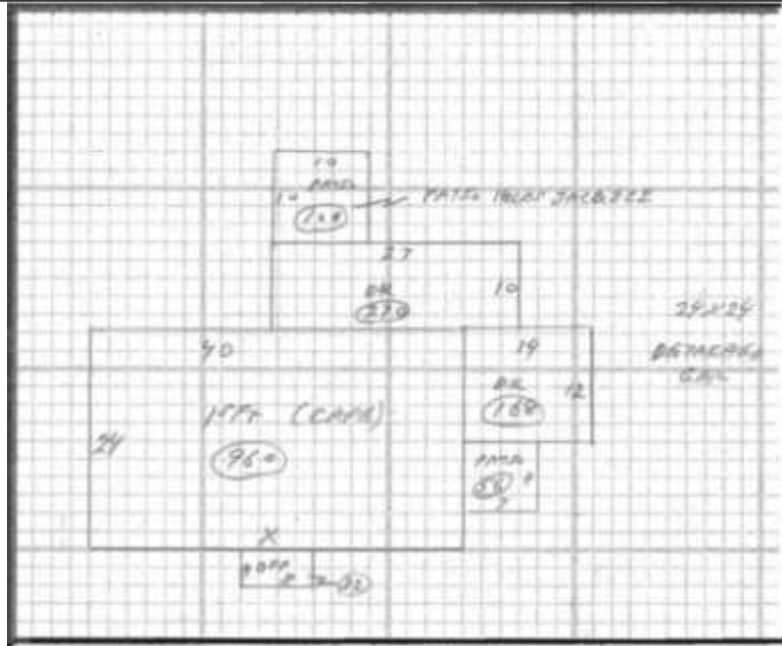
Location 1475 GOODWINS MILLS ROAD

Card 1

Of 1

9/25/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	1 Hot Water BB
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	1		2.HWCI	6.GravWA	10.
Other Units	1		3.HWRAD	7.Electric	11.
Stories	4 One & 1/2 Story		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0%	9 None
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls	1 Wood Siding		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 Typical Bath(s)	
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim	0		# Rooms	5	
OPEN-3-	0		# Bedrooms	2	
OPEN-4-	0		# Full Baths	1	
Year Built	2003		# Half Baths	0	
Year Remodeled	0		# Addn Fixtures	0	
Foundation	1 Concrete		# Fireplaces	1	
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.			



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	2003	32	0 0	0	0	0	0	1.One Story Fram
68 Wood Deck	2007	179	4 100	8	97	100	0	2.Two Story Fram
62 Patio	2003	100	0 0	0	0	0	0	3.Three Story Fr
60 1.25 ST Gar	2003	576	0 0	0	0	0	0	4.1 & 1/2 Story
62 Patio	2003	56	0 0	0	0	0	0	5.1 & 3/4 Story
1 One Story Frame	2007	396	4 100	8	97	100	0	6.2 & 1/2 Story
111 CONC. SLAB	2007	396	4 100	8	97	100	0	21.Open Frame Por
1 One Story Frame	2023	168	4 100	6	0	100	0	22.Encl Frame Por
								23.Frame Garage
								24.Frame Shed
								25.Frame Bay Wind
								26.15Fr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic