

COUTURIER REBECCA
1499 GOODWINS MILLS ROAD
WATERBORO ME 04087

B10373P98

Property Data			Assessment Record						
Neighborhood 56 GOODWINS MILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	69,100	53,000	0	122,100		
1ST MORTGAGE 0			2013	69,100	53,000	0	122,100		
2ND MORTGAGE 0			2014	69,100	53,000	0	122,100		
Zone/Land Use 31 Agricultural/Residential			2015	69,100	53,000	0	122,100		
Secondary Zone			2016	58,700	53,000	0	111,700		
Topography 3 Above Street			2017	58,700	53,000	0	111,700		
1.Level 4.Below St 7.Steep			2018	58,700	53,000	0	111,700		
2.Rolling 5.Low 8.Wet			2019	58,700	53,000	0	111,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,700	53,600	0	112,300		
Utilities 9 No Water/No Sewer			2021	64,600	53,600	0	118,200		
1.Public 4.Improve 7.Improve			2022	70,500	58,900	0	129,400		
2.Water 5.Improve 8.			2023	77,500	65,400	0	142,900		
3.Sewer 6.Improve 9.None			2024	86,900	73,800	25,000	135,700		
Street 1 Paved			2025	106,300	90,500	25,000	171,800		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet			%		6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.84	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			Total Acreage		1.84				

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Map Lot 002-009-003

Account 129

Location 1499 GOODWINS MILLS ROAD

Card 1

Of 1

9/25/2024

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 7.1/4 Unfi
Other Units			3.HWRAD	7.Electric	11.	2.1/2 Fin 5.FI/Stair 8.
Stories			4.Steam	8.FI/WallM	12.	3.3/4 Fin 6.1/2 Unfi 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.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
Basement						Economic Code
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						Entrance Code 0
Wet Basement						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 0			
Date Inspected			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
999 Double Wide	2000	27x54	4 100	6	90 %	100 %	1.One Story Fram
103 MH CONC. SLAB	2000	1458	3 100	6	90 %	100 %	2.Two Story Fram
68 Wood Deck	0	160	0 0	0	0 %	0 %	3.Three Story Fr
24 Frame Shed	0	64	0 0	0	0 %	0 %	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

