

SHANK SHERWIN A  
SHANK, REBECCA C  
37 GOLD MINE TRAIL  
WATERBORO ME 04087

B9820P113 B15897P730

Previous Owner  
WARNER DENNIS M & JENNIFER M  
C/O SHERMIN A SHANK  
PO BOX 603  
BUXTON ME 04093  
Sale Date: 7/13/2010

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>53 OSS�PEE HILL RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	85,300	178,900	0	264,200		
1ST MORTGAGE <b>0</b>			2013	85,300	178,900	10,000	254,200		
2ND MORTGAGE <b>0</b>			2014	85,300	178,900	10,000	254,200		
Zone/Land Use <b>33 Forest/Agricultural..</b>			2015	85,300	178,900	10,000	254,200		
Secondary Zone			2016	72,500	177,100	15,000	234,600		
Topography <b>3 Above Street</b>			2017	72,500	177,100	15,000	234,600		
1.Level 4.Below St 7.Steep			2018	72,500	177,100	20,000	229,600		
2.Rolling 5.Low 8.Wet			2019	72,500	177,100	20,000	229,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	72,500	178,000	20,000	230,500		
Utilities <b>9 No Water/No Sewer</b>			2021	79,700	178,000	24,500	233,200		
1.Public 4.Improve 7.Improve			2022	87,000	195,800	25,000	257,800		
2.Water 5.Improve 8.			2023	95,700	217,100	25,000	287,800		
3.Sewer 6.Improve 9.None			2024	107,300	243,800	25,000	326,100		
Street <b>1 Paved</b>			2025	134,600	332,500	25,000	442,100		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date <b>7/13/2010</b>			14.Rear Land				%		3.Topography
Price <b>143,000</b>			15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>			%		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 <b>1 Conventional</b>			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>	<b>Acreege/Sites</b>			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	5.01	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 <b>1 Buyer</b>			<b>Acres</b>				%		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
			<b>Total Acreage 5.01</b>						43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

## Waterboro

Map Lot 004-003C

Account 389

Location 695 OSSIPPEE HILL ROAD

Card 1 Of 1 9/25/2024

Building Style	<b>2 Ranch</b>			SF Bsmt Living	<b>1120</b>	Layout	<b>1 Typical</b>		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>3 100</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% 1 Hot Water BB</b>	3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat			
Dwelling Units <b>1</b>				2.HWCI	6.GravWA	10.			
Other Units <b>0</b>				3.HWRAD	7.Electric	11.			
Stories <b>1 One Story</b>				4.Steam	8.F/WallM	12.			
1.1	4.1.50	7.1.25		Cool Type	<b>0% 9 None</b>	Insulation <b>1 Full</b>			
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 <b>8 Aluminum/Vinyl</b>				3.H Pump	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.			
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.			
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None			
Roof Surface <b>1 Asphalt Shingles</b>				Bath(s) Style <b>2 Typical Bath(s)</b>			Grade & Factor <b>3 Average 100%</b>		
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 <b>0</b>				# Rooms <b>0</b>			SQFT (Footprint) <b>1120</b>		
OPEN-3- <b>0</b>				# Bedrooms <b>2</b>			Condition <b>6 Good</b>		
OPEN-4- <b>0</b>				# Full Baths <b>1</b>			1.Poor		
Year Built <b>2000</b>				# Half Baths <b>0</b>			4.Avg		
Year Remodeled <b>0</b>				# Addn Fixtures <b>0</b>			7.V G		
Foundation <b>1 Concrete</b>				# Fireplaces <b>0</b>			2.Fair		
1.Concrete	4.Wood	7.					5.Avg+		
2.C Block	5.Slab	8.					6.Good		
3.Br/Stone	6.Prs/Post	9.					9.Same		
Basement <b>4 Full Basement</b>							Phys. % Good <b>0%</b>		
1.1/4 Bmt	4.Full Bmt	7.					Funct. % Good <b>100%</b>		
2.1/2 Bmt	5.None	8.					Functional Code <b>9 None</b>		
3.3/4 Bmt	6.	9.None					1.Incomp		
Bsmt Gar # Cars <b>0</b>							4.Small		
Wet Basement <b>1 Dry Basement</b>							7.Layout		
1.Dry	4.	7.					2.O-Built		
2.Damp	5.	8.					5.CDU		
3.Wet	6.	9.					8.Other		
							3.Damage		
							6.Style		
							9.None		
							Econ. % Good <b>100%</b>		
							Economic Code <b>None</b>		
							0.None		
							3.Services		
							7.		
							1.Location		
							4.Traffic		
							8.		
							2.Encroach		
							9.None		
							9.		
							Entrance Code <b>0</b>		
							1.Interior		
							4.Vacant		
							7.		
							2.Refusal		
							5.Estimate		
							8.		
							3.Informed		
							6.Office		
							9.RS		
							Information Code <b>0</b>		
							1.Owner		
							4.Agent		
							7.		
							2.Relative		
							5.Estimate		
							8.		
							3.Tenant		
							6.Other		
							9.SNY		



Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	234	0 6	0	0	% 0	%	1.One Story Fram
91 1S AD/GAR	0	800	0 0	0	0	% 0	%	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

