

GOULDWESCOTT MARGARET
145 HIGH STREET
FARMINGTON ME 04938

B14131P742

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

23.0215 - removed 5.10 acres conveyed to Sarah & Seth Wescott, 004-016-001, B19127/P468 -sb
23.0221 - removed 2.17 acres and buildings conveyed to Janet & Michael Dunican, 004-16-002, B19111/P634 -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 51 STRAW MILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	96,600	81,800	10,000	168,400		
1ST MORTGAGE 0			2013	96,600	81,800	10,000	168,400		
2ND MORTGAGE 0			2014	96,600	81,800	0	178,400		
Zone/Land Use 11 Residential			2015	96,600	81,800	0	178,400		
Secondary Zone			2016	72,600	75,800	0	148,400		
Topography 1 Level			2017	72,600	75,800	0	148,400		
1.Level 4.Below St 7.Steep			2018	72,600	75,800	0	148,400		
2.Rolling 5.Low 8.Wet			2019	72,600	75,800	0	148,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	72,600	75,800	0	148,400		
Utilities 9 No Water/No Sewer			2021	79,900	75,800	0	155,700		
1.Public 4.Improve 7.Improve			2022	87,100	83,400	0	170,500		
2.Water 5.Improve 8.			2023	95,800	92,500	0	188,300		
3.Sewer 6.Improve 9.None			2024	76,600	0	0	76,600		
Street 1 Paved			2025	99,300	0	0	99,300		
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	22	1.00	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	24	10.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming	25	7.73	100	%	0	35.Triangular Lot
Verified			Acres	40	5.00	100	%	0	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		23.73				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 004-016


Account 281

Location STRAW MILL BROOK 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.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