

KEENE RUSSELL
 69 VALLEY VIEW DR
 GORHAM ME 04038

B15121P539 B15401P219 B15944P59

Previous Owner
 KEENE COLBY HARMON
 C/O RUSSELL KEENE
 69 VALLEY VIEW DR
 GORHAM ME 04038
 Sale Date: 9/23/2010

Previous Owner
 TAYLOR JORGEN C & MELISSA A
 54 BENNETT HILL ROAD
 E. WATERBORO ME 04030
 Sale Date: 4/23/2008

Inspection Witnessed By:

X _____ Date _____

No./Date	Description	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood 36 BENNETT HILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	69,700	136,000	0	205,700		
1ST MORTGAGE 0			2013	69,700	136,000	0	205,700		
2ND MORTGAGE 0			2014	69,700	136,000	0	205,700		
Zone/Land Use 31 Agricultural/Residential			2015	69,700	136,000	0	205,700		
Secondary Zone			2016	59,200	136,000	0	195,200		
Topography 2 Rolling			2017	59,200	136,000	0	195,200		
1.Level 4.Below St 7.Steep			2018	59,200	136,000	0	195,200		
2.Rolling 5.Low 8.Wet			2019	59,200	136,000	0	195,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	59,200	136,000	0	195,200		
Utilities 9 No Water/No Sewer			2021	65,100	136,000	0	201,100		
1.Public 4.Improve 7.Improve			2022	71,100	149,600	0	220,700		
2.Water 5.Improve 8.			2023	78,200	165,900	0	244,100		
3.Sewer 6.Improve 9.None			2024	87,600	186,300	0	273,900		
Street 1 Paved			2025	107,200	255,300	0	362,500		
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
			14.Rear Land				%		3.Topography
Sale Date 9/23/2010			15.Misc				%		4.Size/Shape
Price							%		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 1 Conventional			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 1 Arms Length Sale							%		33.Orchard
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					34.Frontage
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	2.00	100	%	0	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		2.00				45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 008-044-001-001

Account 4874

Location 54 BENNETT HILL ROAD

Card 1 Of 1 9/23/2024

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	4. 7.
2.Ranch	6.Split 10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.
3.R Ranch	7.Contemp/ 11.Condo	Heat Type	100% 1 Hot Water BB	3.Not func	6. 9.
4.Cape	8.Log 12.	1.HWBB	5.FWA 9.No Heat	Attic	0
Dwelling Units 1		2.HWCI	6.GravWA 10.	1.1/4 Fin	4.Full Fin 7.1/4 Unfi
Other Units 0		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	0% 9 None	Insulation 1 Full	
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 Siding		Kitchen Style		Unfinished % 0%	
0.Wood	4.Asb/Asph 8.Alum/Vin	1.Modern	4.Obsolete 7.	Grade & Factor 3 Average 105%	
1.Wood	5.T-111 9.Other	2.Typical	5. 8.	1.E Grade	4.B Grade 7.AAA Grad
2.Wd Sh	6.Br/St 11.	3.Old Type	6. 9.None	2.D Grade	5.A Grade 8.
3.Compos.	7.Nov 12.	Bath(s) Style		3.C Grade	6.AA Grade 9.Same
Roof Surface		1.Modern	4.Obsolete 7.	SQFT (Footprint) 768	
1.Asphalt	4.Composit 7.	2.Typical	5. 8.	Condition 8 Excellent	
2.Slate	5.Wood 8.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G
3.Metal	6.Other 9.	# Rooms		2.Fair	5.Avg+ 8.Exc
SF Masonry Trim 0		# Bedrooms		3.Avg-	6.Good 9.Same
OPEN-3- 0		# Full Baths		Phys. % Good 0%	
OPEN-4- 0		# Half Baths		Funct. % Good 100%	
Year Built 2006		# Addn Fixtures		Functional Code 9 None	
Year Remodeled 0		# Fireplaces		1.Incomp	4.Small 7.Layout
Foundation					
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 0					
Wet 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	0	256	0 0	0	0 %	0 %	
					%	%	
					%	%	
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