

BIGGERS, JULIE A
BIGGERS, CALEB P
1 KILLOCK DRIVE
EAST WATERBORO ME 04030

B17218P341 B18506P523

Previous Owner
FOOTER JULIE A
1 KILLOCK DRIVE

EAST WATERBORO ME 04030
Sale Date: 12/23/2020

Previous Owner
FISHER BRIAN J & MAURA C
C/O JULIE A FOOTER
1 KILLOCK DRIVE
EAST WATERBORO ME 04030
Sale Date: 4/20/2016

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 44 TOWNHOUSE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	69,900	113,000	10,000	172,900		
1ST MORTGAGE 0			2013	69,900	113,000	10,000	172,900		
2ND MORTGAGE 0			2014	69,900	113,000	10,000	172,900		
Zone/Land Use 31 Agricultural/Residential			2015	69,900	113,000	10,000	172,900		
Secondary Zone			2016	59,400	113,000	15,000	157,400		
Topography 1 Level			2017	59,400	113,000	15,000	157,400		
1.Level 4.Below St 7.Steep			2018	59,400	113,000	0	172,400		
2.Rolling 5.Low 8.Wet			2019	59,400	113,000	0	172,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	59,400	113,800	0	173,200		
Utilities 9 No Water/No Sewer			2021	65,300	113,800	0	179,100		
1.Public 4.Improve 7.Improve			2022	71,200	125,100	0	196,300		
2.Water 5.Improve 8.			2023	78,300	138,800	0	217,100		
3.Sewer 6.Improve 9.None			2024	87,800	156,500	0	244,300		
Street 1 Paved			2025	107,300	221,000	0	328,300		
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 12/23/2020			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot		Square Feet				7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 2 Related Parties							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreege/Sites				33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21		2.00	100 %	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26		0.13	100 %	0	35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreage		2.13				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 011-083-022

Account 1302

Location 1 KILLOCK DRIVE

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	
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 1 One 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 8 Alumunum/Vinyl		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		3		
OPEN-3- 0		# Bedrooms		1		
OPEN-4- 0		# Full Baths		1		
Year Built 2001		# Half Baths		0		
Year Remodeled 0		# Addn Fixtures		0		
Foundation 1 Concrete		# Fireplaces		0		
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d72; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>			
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
24 Frame Shed	0	96	0 0	0	0 %	0 %	
21 Open Frame	0	176	0 0	0	0 %	0 %	
76 1.25 ST GARAGE	2008	624	3 110	7	97 %	100 %	
68 Wood Deck	2008	192	3 100	7	97 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

Attic 9 None		
1.1/4 Fin	4.Full Fin	7.1/4 Unfi
2.1/2 Fin	5.FI/Stair	8.
3.3/4 Fin	6.1/2 Unfi	9.None
Insulation 1 Full		
1.Full	4.Minimal	7.
2.Heavy	5.Unk	8.
3.Capped	6.	9.None
Unfinished % 0%		
Grade & Factor 3 Average 100%		
1.E Grade	4.B Grade	7.AAA Grad
2.D Grade	5.A Grade	8.
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) 768		
Condition 7 Very Good		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good 0%		
Funct. % Good 100%		
Functional Code 9 None		
1.Incomp	4.Small	7.Layout
2.O-Built	5.CDU	8.Other
3.Damage	6.Style	9.None
Econ. % Good 100%		
Economic Code None		
0.None	3.Services	7.
1.Location	4.Traffic	8.
2.Encroach	9.None	9.
Entrance Code 0		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Office	9.RS
Information Code 0		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.SNY

