

BRANNAN STEPHEN R & ANN M (JT)  
PO BOX 22  
N WATERBORO ME 04061

B15233P45 B15334P606 B17048P181 B17659P624

Previous Owner  
WILLIAM A DAY JR & SONS INC  
ATTN: STEPHEN & ANN BRANNAN  
106 CIDER HILL RD  
YORK ME 03909  
Sale Date: 2/12/2018

Previous Owner  
CARPENTER DIANA C, PATRICIA A. HASKELL  
& HELEN M. CARPENTER  
109 HENNESEY DR  
PORTLAND ME 04103  
Sale Date: 7/01/2015

Previous Owner  
CARPENTER DIANA C  
CARPENTER A B HEIRS OF  
PO BOX 32  
NORTH WATERBORO ME 04061  
Sale Date: 1/11/2008

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood <b>85 THYNGS MILL RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	34,700	0	0	34,700		
1ST MORTGAGE <b>0</b>			2013	34,700	0	0	34,700		
2ND MORTGAGE <b>0</b>			2014	34,700	0	0	34,700		
Zone/Land Use <b>33 Forest/Agricultural..</b>			2015	34,700	0	0	34,700		
Secondary Zone			2016	24,800	0	0	24,800		
Topography <b>1 Level</b>			2017	24,800	0	0	24,800		
1.Level 4.Below St 7.Steep			2018	24,800	0	0	24,800		
2.Rolling 5.Low 8.Wet			2019	30,800	108,900	0	139,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	30,800	108,900	0	139,700		
Utilities <b>9 No Water/No Sewer</b>			2021	33,900	108,900	24,500	118,300		
1.Public 4.Improve 7.Improve			2022	36,900	119,700	25,000	131,600		
2.Water 5.Improve 8.			2023	40,600	132,800	31,000	142,400		
3.Sewer 6.Improve 9.None			2024	45,500	149,100	31,000	163,600		
Street <b>7 Right of Way</b>			2025	61,000	201,900	31,000	231,900		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date <b>2/12/2018</b>			15.Misc			%		5.Access or Rear	
Price <b>212,000</b>						%		6.Restriction	
Sale Type <b>2 Land &amp; Buildings</b>						%		7.Open Space	
1.Land 4.Mobile 7.			<b>Square Foot</b>		<b>Square Feet</b>			8.View/Environ	
2.L & B 5.Other 8.			16.Regular Lot			%		9.Fract Share	
3.Building 6. 9.			17.Secondary Lot			%		<b>Acres</b>	
Financing <b>9 Unknown</b>			18.Excess Land			%		30.Rear (201+)	
1.Convent 4.Seller 7.			19.Condominium			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			20.Pavement			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown						%		33.Orchard	
Validity <b>1 Arms Length Sale</b>						%		34.Frontage	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>		<b>Acreege/Sites</b>			35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	5.00	40 %	5	36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	27	3.59	100 %	0	37.Softwood	
Verified <b>5 Public Record</b>			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			<b>Total Acreege</b>		<b>8.59</b>			46.Site Improve	

## Waterboro

Map Lot 012-004

Account 1371

Location 225 THYNGS MILL ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>2 Ranch</b>			SF Bsmt Living	<b>0</b>			Layout	<b>1 Typical</b>																																																																																																	
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>0 0</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	Attic	<b>9 None</b>																																																																																																		
Dwelling Units <b>1</b>				2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.1/4 Unfi																																																																																																	
Other Units <b>0</b>				3.HWRAD	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.																																																																																																	
Stories <b>1 One Story</b>				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	<b>0% 9 None</b>			Insulation	<b>1 Full</b>																																																																																																	
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 <b>8 Aluminum/Vinyl</b>				3.H Pump	6.	9.None	3.Capped	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.	Grade & Factor	<b>3 Average 100%</b>																																																																																																		
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 <b>1 Asphalt Shingles</b>				Bath(s) Style	<b>2 Typical Bath(s)</b>			3.C Grade	6.AA Grade	9.Same																																																																																																
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	SQFT (Footprint) <b>1120</b>																																																																																																			
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition <b>5 Above Average</b>																																																																																																			
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G																																																																																																	
SF Masonry Trim <b>0</b>				# Rooms	<b>0</b>			2.Fair	5.Avg+	8.Exc																																																																																																
OPEN-3- <b>0</b>				# Bedrooms	<b>0</b>			3.Avg-	6.Good	9.Same																																																																																																
OPEN-4- <b>0</b>				# Full Baths	<b>1</b>			Phys. % Good <b>95%</b>																																																																																																		
Year Built <b>2017</b>				# Half Baths	<b>1</b>			Funct. % Good <b>100%</b>																																																																																																		
Year Remodeled <b>0</b>				# Addn Fixtures	<b>0</b>			Functional Code <b>9 None</b>																																																																																																		
Foundation <b>1 Concrete</b>				# Fireplaces	<b>0</b>			1.Incomp	4.Small	7.Layout																																																																																																
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; 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 <b>4 Full Basement</b>																																																																																																										
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 <b>0</b>																																																																																																										
Wet Basement <b>1 Dry Basement</b>																																																																																																										
1.Dry	4.	7.																																																																																																								
2.Damp	5.	8.																																																																																																								
3.Wet	6.	9.																																																																																																								
Date Inspected				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="8">Additions, Outbuildings &amp; Improvements</th> </tr> <tr> <th>Type</th> <th>Year</th> <th>Units</th> <th>Grade</th> <th>Cond</th> <th>Phys.</th> <th>Funct.</th> <th>Sound Value</th> </tr> <tr> <td>21 Open Frame</td> <td>2017</td> <td>96</td> <td>9 100</td> <td>9</td> <td>95 %</td> <td>100 %</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> </tr> </table>							Additions, Outbuildings & Improvements								Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	21 Open Frame	2017	96	9 100	9	95 %	100 %							%	%							%	%							%	%							%	%							%	%							%	%							%	%							%	%							%	%	
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