

JOHNSON, LUKE D  
MCGREAL, ALEXANDRA  
PO BOX 328  
NORTH WATERBORO ME 04061

B18826P721 B19174P130

Previous Owner  
JOHNSON, LUKE D  
PO BOX 328

NORTH WATERBORO ME 04061  
Sale Date: 12/08/2022

Inspection Witnessed By:

X	Date	
No./Date	Description	Date Insp.

Notes:  
22.0315 - house on card 2 and 11 acres split from 012-008 - sb

**Waterboro**

Property Data			Assessment Record																																																																																																																																																																																																												
Neighborhood <b>85 THYNGS MILL RD</b>			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																								
Tree Growth Year <b>0</b>			2023	104,000	99,100	0	203,100																																																																																																																																																																																																								
1ST MORTGAGE			2024	116,500	111,200	0	227,700																																																																																																																																																																																																								
2ND MORTGAGE			2025	149,600	159,100	25,000	283,700																																																																																																																																																																																																								
Zone/Land Use <b>33 Forest/Agricultural..</b>																																																																																																																																																																																																															
Secondary Zone																																																																																																																																																																																																															
Topography																																																																																																																																																																																																															
1.Level	4.Below St	7.Steep																																																																																																																																																																																																													
2.Rolling	5.Low	8.Wet																																																																																																																																																																																																													
3.Above St	6.Swampy	9.Lev/Roll																																																																																																																																																																																																													
Utilities																																																																																																																																																																																																															
1.Public	4.Improve	7.Improve																																																																																																																																																																																																													
2.Water	5.Improve	8.																																																																																																																																																																																																													
3.Sewer	6.Improve	9.None																																																																																																																																																																																																													
Street																																																																																																																																																																																																															
1.Paved	4.Proposed	7.ROW																																																																																																																																																																																																													
2.Semi Imp	5.Pvt	8.None																																																																																																																																																																																																													
3.Gravel	6.Aband	9.TG PLAN																																																																																																																																																																																																													
LAND USE <b>0</b>			<table border="1"> <thead> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>11.Ossipee WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>1.Unimproved</td> </tr> <tr> <td>12.Arrowhead WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>2.Excess Ftg /De</td> </tr> <tr> <td>13.Waterfront</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>3.Topography</td> </tr> <tr> <td>14.Rear Land</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>4.Size/Shape</td> </tr> <tr> <td>15.Misc</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>5.Access or Rear</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>6.Restriction</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>7.Open Space</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>8.View/Environ</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>9.Fract Share</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td><b>Acres</b></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>30.Rear (201+)</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>31.Tillable/Horti</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>32.Pasture</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>33.Orchard</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>34.Frontage</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>35.Triangular Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>36.Commercial</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>37.Softwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>38.Mixed Wood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>39.Hardwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>40.Wasteland</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>41.Gravel Pit (Ac</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>42.Mobile Home Si</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>43.Condo Site</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>44.Utility ROW</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>45.Camp Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>46.Site Improve</td> </tr> </tbody> </table>					Front Foot	Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code	11.Ossipee WF				%		1.Unimproved	12.Arrowhead WF				%		2.Excess Ftg /De	13.Waterfront				%		3.Topography	14.Rear Land				%		4.Size/Shape	15.Misc				%		5.Access or Rear					%		6.Restriction					%		7.Open Space					%		8.View/Environ					%		9.Fract Share					%		<b>Acres</b>					%		30.Rear (201+)					%		31.Tillable/Horti					%		32.Pasture					%		33.Orchard					%		34.Frontage					%		35.Triangular Lot					%		36.Commercial					%		37.Softwood					%		38.Mixed Wood					%		39.Hardwood					%		40.Wasteland					%		41.Gravel Pit (Ac					%		42.Mobile Home Si					%		43.Condo Site					%		44.Utility ROW					%		45.Camp Lot					%		46.Site Improve
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BUILDING USE <b>0</b>			<b>Land Data</b>																																																																																																																																																																																																												
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Sale Date <b>12/08/2022</b>			11.Ossipee WF																																																																																																																																																																																																												
Price			12.Arrowhead WF																																																																																																																																																																																																												
Sale Type <b>2 Land &amp; Buildings</b>			13.Waterfront																																																																																																																																																																																																												
1.Land	4.Mobile	7.	14.Rear Land																																																																																																																																																																																																												
2.L & B	5.Other	8.	15.Misc																																																																																																																																																																																																												
3.Building	6.	9.	<b>Square Foot</b>																																																																																																																																																																																																												
Financing <b>9 Unknown</b>			16.Regular Lot																																																																																																																																																																																																												
1.Convent	4.Seller	7.	17.Secondary Lot																																																																																																																																																																																																												
2.FHA/VA	5.Private	8.	18.Excess Land																																																																																																																																																																																																												
3.Assumed	6.Cash	9.Unknown	19.Condominium																																																																																																																																																																																																												
Validity <b>2 Related Parties</b>			20.Pavement																																																																																																																																																																																																												
1.Valid	4.Split	7.Renovate	<b>Fract. Acre</b>																																																																																																																																																																																																												
2.Related	5.Partial	8.Other	21.Homesite (Frac																																																																																																																																																																																																												
3.Distress	6.Exempt	9.	22.Vacant Lot (Fr																																																																																																																																																																																																												
Verified <b>5 Public Record</b>			23.Non Conforming																																																																																																																																																																																																												
1.Buyer	4.Agent	7.Family	<b>Acres</b>																																																																																																																																																																																																												
2.Seller	5.Pub Rec	8.Other	24.Excess ( 5-10)																																																																																																																																																																																																												
3.Lender	6.MLS	9.	25.Excess (10+)																																																																																																																																																																																																												
			26.Excess																																																																																																																																																																																																												
			27.Rear (1-100)																																																																																																																																																																																																												
			28.Rear (101-150)																																																																																																																																																																																																												
			29.Rear (151-200)																																																																																																																																																																																																												
			<b>Total Acreage 11.00</b>																																																																																																																																																																																																												

## Waterboro

Map Lot 012-008B


Account 5302

Location 362 THYNGS MILL ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>4 Cape Cod</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% 5 Force Warm Air</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>4 One &amp; 1/2 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.Refrigt	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>2 Fair 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>672</b>											
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition <b>4 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>5</b>			2.Fair						5.Avg+	8.Exc						
OPEN-3- <b>0</b>			# Bedrooms <b>3</b>			3.Avg-						6.Good	9.Same						
OPEN-4- <b>0</b>			# Full Baths <b>1</b>			Phys. % Good <b>100%</b>													
Year Built <b>1996</b>			# Half Baths <b>0</b>			Funct. % Good <b>90%</b>													
Year Remodeled <b>0</b>			# Addn Fixtures <b>0</b>			Functional Code <b>5 Cond/Des/Util</b>													
Foundation <b>5 Concrete Slab</b>			# Fireplaces <b>0</b>			1.Incomp						4.Small	7.Layout						
1.Concrete	4.Wood	7.									2.O-Built	5.CDU	8.Other						
2.C Block	5.Slab	8.									3.Damage	6.Style	9.None		Econ. % Good <b>100%</b>				
3.Br/Stone	6.Prs/Post	9.									Economic Code <b>None</b>			0.None	3.Services	7.			
Basement <b>9 No Basement</b>			1.1/4 Bmt								4.Full Bmt		7.		1.Location	4.Traffic	8.		
1.1/4 Bmt			4.Full Bmt								7.		2.Encroach			9.None	9.		
2.1/2 Bmt			5.None								8.		Entrance Code <b>0</b>						
3.3/4 Bmt			6.								9.None		1.Interior	4.Vacant	7.				
Bsmt Gar # Cars <b>0</b>			2.Refusal								5.Estimate		8.		3.Informed	6.Office	9.RS		
Wet Basement <b>0</b>			1.Dry								4.		7.		Information Code <b>0</b>				
1.Dry			4.								7.		1.Owner	4.Agent	7.				
2.Damp			5.		8.		2.Relative	5.Estimate	8.										
3.Wet			6.		9.		3.Tenant	6.Other	9.SNY										
Date Inspected																			
<b>Additions, Outbuildings &amp; Improvements</b>																			
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value												
23 Frame Garage	0	120	0 0	0	0	0 %	0 %	1.One Story Fram											
67 Natatorium	0	144	0 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											