

MAYNARD, JONATHAN W
TRIPP-MAYNARD, CHRISTINA
282 CLARKS BRIDGE ROAD
NORTH WATERBORO ME 04061

B9430P22 B17382P1 B19353P192

Previous Owner
KNOX JR MICHAEL J
KNOX, KAYLA M
282 CLARKS BRIDGE RD.
NORTH WATERBORO ME 04061
Sale Date: 11/28/2023

Previous Owner
WOODSOME DANA C
ATTN: KAYLA M FENDERSON & M J KNOX JR
282 CLARKS BRIDGE ROAD
NORTH WATERBORO ME 04061
Sale Date: 12/12/2016

Inspection Witnessed By:

| X | Date |
|----------|-------------|
| No./Date | Description |
| | Date Insp. |
| | |
| | |
| | |

Notes:
23.1214 - corrected to 1.75 stories from 1.5 stories; changed open frame porch to deck with unfinished basement space below - vw

Waterboro

| Property Data | | | Assessment Record | | | | | | |
|--|--|--|----------------------|----------------------|------------------|--------------|------------------|-------------|------------------------|
| Neighborhood 86 CLARKS BRIDGE RD | | | Year | Land | Buildings | Exempt | Total | | |
| Tree Growth Year 0 | | | 2012 | 72,400 | 118,800 | 10,000 | 181,200 | | |
| 1ST MORTGAGE 0 | | | 2013 | 72,400 | 118,800 | 10,000 | 181,200 | | |
| 2ND MORTGAGE 0 | | | 2014 | 72,400 | 118,800 | 10,000 | 181,200 | | |
| Zone/Land Use 31 Agricultural/Residential | | | 2015 | 72,400 | 118,800 | 10,000 | 181,200 | | |
| Secondary Zone | | | 2016 | 61,100 | 118,800 | 15,000 | 164,900 | | |
| Topography 4 Below Street | | | 2017 | 61,100 | 118,800 | 15,000 | 164,900 | | |
| 1.Level 4.Below St 7.Steep | | | 2018 | 61,100 | 118,800 | 0 | 179,900 | | |
| 2.Rolling 5.Low 8.Wet | | | 2019 | 61,100 | 118,800 | 0 | 179,900 | | |
| 3.Above St 6.Swampy 9.Lev/Roll | | | 2020 | 61,100 | 118,800 | 0 | 179,900 | | |
| Utilities 9 No Water/No Sewer | | | 2021 | 67,200 | 118,800 | 24,500 | 161,500 | | |
| 1.Public 4.Improve 7.Improve | | | 2022 | 73,300 | 130,700 | 25,000 | 179,000 | | |
| 2.Water 5.Improve 8. | | | 2023 | 80,700 | 144,900 | 25,000 | 200,600 | | |
| 3.Sewer 6.Improve 9.None | | | 2024 | 90,400 | 162,800 | 25,000 | 228,200 | | |
| Street 1 Paved | | | 2025 | 109,000 | 240,700 | 0 | 349,700 | | |
| 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 11/28/2023 | | | 14.Rear Land | | | | % | | 3.Topography |
| Price 320,000 | | | 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 1 Arms Length Sale | | | | | | | % | | 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 | 1.80 | 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 | | 3.80 | | | | 44.Utility ROW |
| | | | | | | | | | 45.Camp Lot |
| | | | | | | | | | 46.Site Improve |

Waterboro

Map Lot 013-024A

Account 1511

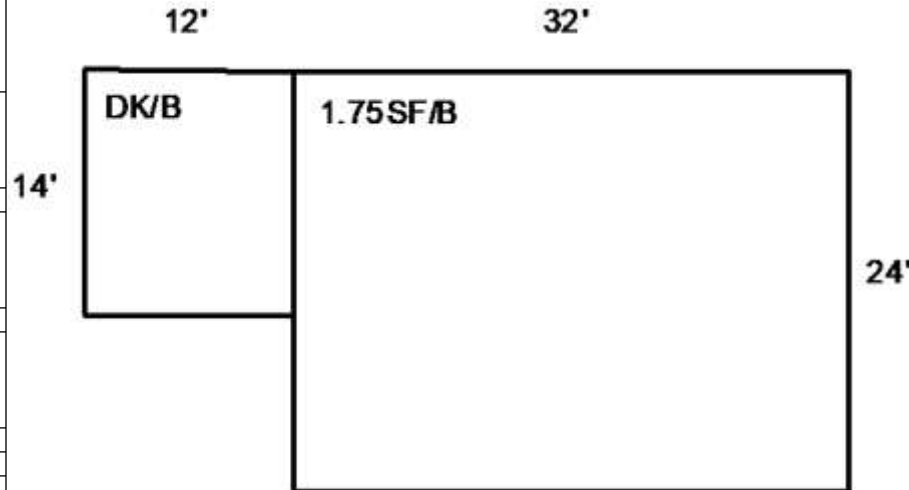
Location 282 CLARKS BRIDGE ROAD

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 9 None | | | | |
| 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 5 One & 3/4 Story | | | | 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 2 Wood Shingle | | | | 3.H Pump | 6. | | 9.None | 3.Capped | 6. | | 9.None | |
| 0.Wood | 4.Asb/Asph | 8.Alum/Vin | | Kitchen Style 2 Typical | | | 7. | Unfinished % 0% | | | | |
| 1.Wood | 5.T-111 | 9.Other | | 1.Modern | 4.Obsolete | | 7. | Grade & Factor 3 Average 100% | | | | |
| 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 1 Asphalt Shingles | | | | Bath(s) Style 2 Typical Bath(s) | | | 7. | 3.C Grade | 6.AA Grade | | 9.Same | |
| 1.Asphalt | 4.Composit | | 7. | 1.Modern | 4.Obsolete | | 7. | SQFT (Footprint) 768 | | | | |
| 2.Slate | 5.Wood | | 8. | 2.Typical | 5. | | 8. | Condition 5 Above Average | | | | |
| 3.Metal | 6.Other | | 9. | 3.Old Type | 6. | | 9.None | 1.Poor | 4.Avg | 7.V G | | |
| SF Masonry Trim 0 | | | | # Rooms 5 | | | 7. | 2.Fair | 5.Avg+ | 8.Exc | | |
| OPEN-3- 0 | | | | # Bedrooms 2 | | | 7. | 3.Avg- | 6.Good | 9.Same | | |
| OPEN-4- 0 | | | | # Full Baths 1 | | | 7. | Phys. % Good 0% | | | | |
| Year Built 1984 | | | | # Half Baths 0 | | | 7. | Funct. % Good 100% | | | | |
| Year Remodeled 0 | | | | # Addn Fixtures 0 | | | 7. | Functional Code 9 None | | | | |
| Foundation 1 Concrete | | | | # Fireplaces 0 | | | 7. | 1.Incomp | 4.Small | 7.Layout | | |
| 1.Concrete | 4.Wood | 7. | | | | | 7. | 2.O-Built | 5.CDU | 8.Other | | |
| 2.C Block | 5.Slab | 8. | | | | | 7. | 3.Damage | 6.Style | 9.None | | |
| 3.Br/Stone | 6.Prs/Post | 9. | | | | | 7. | Econ. % Good 100% | | | | |
| Basement 4 Full Basement | | | | | | | 7. | Economic Code None | | | | |
| 1.1/4 Bmt | 4.Full Bmt | 7. | | | | | 7. | 0.None | 3.Services | 7. | | |
| 2.1/2 Bmt | 5.None | 8. | | | | | 7. | 1.Location | 4.Traffic | 8. | | |
| 3.3/4 Bmt | 6. | 9.None | | | | | 7. | 2.Encroach | 9.None | 9. | | |
| Bsmt Gar # Cars 0 | | | | | | | 7. | Entrance Code 0 | | | | |
| Wet Basement 1 Dry Basement | | | | | | | 7. | 1.Interior | 4.Vacant | 7. | | |
| 1.Dry | 4. | 7. | | | | | 7. | 2.Refusal | 5.Estimate | 8. | | |
| 2.Damp | 5. | 8. | | | | | 7. | 3.Informed | 6.Office | 9.RS | | |
| 3.Wet | 6. | 9. | | | | | 7. | Information Code 0 | | | | |
| | | | | | | | 7. | 1.Owner | 4.Agent | 7. | | |
| | | | | | | | 7. | 2.Relative | 5.Estimate | 8. | | |
| | | | | | | | 7. | 3.Tenant | 6.Other | 9.SNY | | |



Date Inspected

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|-------------------|------|-------|-------|------|-------|--------|-------------|
| 68 Wood Deck | 0 | 168 | 0 0 | 0 | 0 | 0 % | % |
| 37 Unfin Basement | 0 | 168 | 0 0 | 0 | 0 | 0 % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |
| | | | | | | % | % |

- 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

