

TINKHAM, MICHAEL L
C/O MERS
PO BOX 2026
FLINT MI 48501 2026

B16385P373

Previous Owner
CARPENTER DIANA C
C/O MICHAEL TINKHAM
97 MAYFAIR WAY
N WATERBORO ME 04061
Sale Date: 8/09/2012

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 86 CLARKS BRIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	79,400	151,900	10,000	221,300		
1ST MORTGAGE 0			2013	70,900	151,900	0	222,800		
2ND MORTGAGE 0			2014	70,900	151,900	0	222,800		
Zone/Land Use 31 Agricultural/Residential			2015	70,900	151,900	0	222,800		
Secondary Zone			2016	60,100	151,900	0	212,000		
Topography 2 Rolling			2017	60,100	151,900	0	212,000		
1.Level 4.Below St 7.Steep			2018	60,100	151,900	0	212,000		
2.Rolling 5.Low 8.Wet			2019	60,100	151,900	0	212,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	60,100	153,300	0	213,400		
Utilities 9 No Water/No Sewer			2021	66,100	153,300	0	219,400		
1.Public 4.Improve 7.Improve			2022	72,100	168,600	0	240,700		
2.Water 5.Improve 8.			2023	79,300	187,000	0	266,300		
3.Sewer 6.Improve 9.None			2024	88,900	210,000	0	298,900		
Street 1 Paved			2025	108,000	272,400	0	380,400		
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 8/09/2012			14.Rear Land			%		3.Topography	
Price 177,000			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 1 Conventional			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	0.82	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		2.82			44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 013-026

Account 1429

Location 267 CLARKS BRIDGE ROAD

Card 1 Of 1 9/23/2024

Building Style	2 Ranch			SF Bsm't Living	0			Layout	1 Typical			
1.Conv	5.Garr/Col	9.Other		Fin Bsm't 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 1 One 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			Unfinished % 0%					
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.		Grade & Factor 3 Average 105%				
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)			3.C Grade				6.AA Grade	9.Same
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.		SQFT (Footprint) 1331				
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	6			2.Fair	5.Avg+	8.Exc		
OPEN-3- 0				# Bedrooms	2			3.Avg-	6.Good	9.Same		
OPEN-4- 0				# Full Baths	1			Phys. % Good 0%				
Year Built 1968				# Half Baths	1			Funct. % Good 100%				
Year Remodeled 0				# Addn Fixtures	0			Functional Code 9 None				
Foundation 1 Concrete				# Fireplaces	2			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: #008080; 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										
Bsm't Gar # Cars 1												
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	
68 Wood Deck	0	336	0 0	0	0	% 0	%	1.One Story Fram
23 Frame Garage	0	512	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