

MOOERS, DANA A
MOOERS, DANIELLE L
54 MOUNTAIN VIEW RD
NORTH WATERBORO ME 04061

B15233P45 B17273P23 B18651P799 B18651P800 B18912P167

Previous Owner
CARPENTER DIANA C
BIG WHITE FARMHOUSE LLC
22 NEWMAN ST
PORTLAND ME 04103
Sale Date: 12/28/2021

Previous Owner
CARPENTER DIANA C
C/O HASKELL PATRICIA & NEIL
22 NEWMAN STREET
PORTLAND ME 04103
Sale Date: 7/12/2016

Previous Owner
CARPENTER AUSTIN B HRS OF
PO BOX 22

NORTH WATERBORO ME 04061
Sale Date: 8/13/2007

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

16.1213 - PARCEL WAS PREVIOUSLY INCORRECTLY LABELED AS BEING ON CARPENTER RD -AK
17.1227 - changed acres from 67.00 to 47.20 as referenced on survey map provided by owner, abated -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 86 CLARKS BRIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	107,700	0	0	107,700		
1ST MORTGAGE 0			2013	107,700	0	0	107,700		
2ND MORTGAGE 0			2014	107,700	0	0	107,700		
Zone/Land Use 31 Agricultural/Residential			2015	107,700	0	0	107,700		
Secondary Zone			2016	86,800	0	0	86,800		
Topography 3 Above Street			2017	86,800	0	0	86,800		
1.Level 4.Below St 7.Steep			2018	86,800	0	0	86,800		
2.Rolling 5.Low 8.Wet			2019	72,900	0	0	72,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	72,900	0	0	72,900		
Utilities 9 No Water/No Sewer			2021	80,200	0	0	80,200		
1.Public 4.Improve 7.Improve			2022	87,500	0	0	87,500		
2.Water 5.Improve 8.			2023	96,200	0	0	96,200		
3.Sewer 6.Improve 9.None			2024	107,900	0	0	107,900		
Street 1 Paved			2025	140,200	0	0	140,200		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF					1.Unimproved	
BUILDING USE 0			12.Arrowhead WF					2.Excess Ftg /De	
Sale Data			13.Waterfront					3.Topography	
			14.Rear Land					4.Size/Shape	
Sale Date 12/28/2021			15.Misc					5.Access or Rear	
Price 200,000								6.Restriction	
Sale Type 1 Land Only								7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.				16.Regular Lot				9.Fract Share	
3.Building 6. 9.			17.Secondary Lot					Acres	
Financing 9 Unknown			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 1 Arms Length Sale			Fract. Acre	Acreege/Sites				34.Frontage	
1.Valid 4.Split 7.Renovate				22.Homesite (Frac	22	2.00	100 %	0	35.Triangular Lot
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	24	10.00	100 %	0	36.Commercial	
3.Distress 6.Exempt 9.			23.Non Conforming	25	10.00	100 %	0	37.Softwood	
Verified 5 Public Record			Acres	26	25.20	100 %	0	38.Mixed Wood	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)					39.Hardwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)					40.Wasteland	
3.Lender 6.MLS 9.			26.Excess					41.Gravel Pit (Ac	
			27.Rear (1-100)					42.Mobile Home Si	
			28.Rear (101-150)	Total Acreage 47.20				43.Condo Site	
			29.Rear (151-200)					44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 013-030


Account 1439

Location CLARKS BRIDGE ROAD

Card 1

Of 1

9/23/2024

Building Style	SF Bsmt Living						Layout		
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade			1.Typical	4. 7.		
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL			2.Inadeq	5. 8.		
3.R Ranch	7.Contemp/	11.Condo	Heat Type			3.Not func	6. 9.		
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic			
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin 7.1/4 Unfi		
Other Units			3.HWRAD	7.Electric	11.	2.1/2 Fin	5.FI/Stair 8.		
Stories			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			Insulation			
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			3.H Pump	6.	9.None	3.Capped	6. 9.None		
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style			Unfinished %			
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor			
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			Bath(s) Style			3.C Grade	6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint)			
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition			
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair	5.Avg+ 8.Exc		
OPEN-3-			# Bedrooms			3.Avg-	6.Good 9.Same		
OPEN-4-			# Full Baths			Phys. % Good			
Year Built			# Half Baths			Funct. % Good			
Year Remodeled			# Addn Fixtures			Functional Code			
Foundation			# Fireplaces			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
3.Br/Stone	6.Prs/Post	9.						Econ. % Good	
Basement								Economic Code	
1.1/4 Bmt	4.Full Bmt	7.						0.None	3.Services 7.
2.1/2 Bmt	5.None	8.						1.Location	4.Traffic 8.
3.3/4 Bmt	6.	9.None						2.Encroach	9.None 9.
Bsmt Gar # Cars								Entrance Code 0	
Wet Basement								Information Code 0	
1.Dry	4.	7.						1.Interior	4.Vacant 7.
2.Damp	5.	8.	2.Refusal	5.Estimate 8.					
3.Wet	6.	9.	3.Informed	6.Office 9.RS					
Date Inspected			Information Code 0						
			1.Owner	4.Agent 7.					
			2.Relative	5.Estimate 8.					
			3.Tenant	6.Other 9.SNY					
Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
					%	%	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		