

DORION, PAUL P JR
BREWER, ANGELINA M
1576 GOODWINS MILL ROAD
WATERBORO ME 04087

B10307P300 B18825P548

Previous Owner
BREWER ANGELINA M
1576 GOODWINS MILLS RD

WATERBORO ME 04087
Sale Date: 9/30/2021

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 56 GOODWINS MILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	93,000	185,700	10,000	268,700		
1ST MORTGAGE 0			2013	93,000	185,700	10,000	268,700		
2ND MORTGAGE 0			2014	93,000	185,700	10,000	268,700		
Zone/Land Use 21 Village			2015	93,000	185,700	10,000	268,700		
Secondary Zone			2016	83,700	185,700	15,000	254,400		
Topography 1 Level			2017	83,700	185,700	15,000	254,400		
1.Level 4.Below St 7.Steep			2018	83,700	185,700	20,000	249,400		
2.Rolling 5.Low 8.Wet			2019	83,700	185,700	20,000	249,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	83,700	186,500	20,000	250,200		
Utilities 2 Public Water			2021	92,100	186,500	24,500	254,100		
1.Public 4.Improve 7.Improve			2022	100,400	205,100	25,000	280,500		
2.Water 5.Improve 8.			2023	110,500	227,500	25,000	313,000		
3.Sewer 6.Improve 9.None			2024	123,900	255,500	25,000	354,400		
Street 1 Paved			2025	108,500	348,600	25,000	432,100		
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	
Sale Date 9/30/2021			14.Rear Land			%		4.Size/Shape	
Price			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		6.Restriction	
1.Land 4.Mobile 7.						%		7.Open Space	
2.L & B 5.Other 8.			Square Foot	Square Feet				8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing 9 Unknown			17.Secondary Lot			%		Acres	
1.Convent 4.Seller 7.			18.Excess Land			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		32.Pasture	
Validity 2 Related Parties						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				34.Frontage	
2.Related 5.Partial 8.Other			21.Homesite (Frac	36	0.31	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		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 0.31					44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 019-043


Account 1735

Location 1576 GOODWINS MILLS ROAD

Card 1

Of 1

9/23/2024

Building Style	1 Conventional			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 5 Floor & Stairs							
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 2 Two 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 8 Aluminum/Vinyl			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 110%							
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)			SQFT (Footprint) 728			Condition 6 Good						
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.		1.Poor	4.Avg	7.V G					
2.Slate	5.Wood	8.		2.Typical	5.	8.		2.Fair	5.Avg+	8.Exc					
3.Metal	6.Other	9.		3.Old Type	6.	9.None		3.Avg-	6.Good	9.Same					
SF Masonry Trim 0			# Rooms 0			Phys. % Good 0%			Funct. % Good 100%						
OPEN-3- 0			# Bedrooms 3			Functional Code 9 None			1.Incomp						
OPEN-4- 0			# Full Baths 1			1.0.None			3.Services						
Year Built 1912			# Half Baths 1			2.1.Location			4.Traffic						
Year Remodeled 2001			# Addn Fixtures 0			2.Encroach			9.None						
Foundation 1 Concrete			# Fireplaces 0			Econ. % Good 100%			Economic Code None						
1.Concrete	4.Wood	7.					0.None			3.Services					
2.C Block	5.Slab	8.					1.0.None			3.Services					
3.Br/Stone	6.Prs/Post	9.					1.Location			4.Traffic					
Basement 4 Full Basement			2.0-Built				5.CDU			8.Other					
1.1/4 Bmt	4.Full Bmt	7.					3.Damage			6.Style			9.None		
2.1/2 Bmt	5.None	8.					Econ. % Good 100%			Economic Code None					
3.3/4 Bmt	6.	9.None					0.None			3.Services					
Bsmt Gar # Cars 0			1.0.None				3.Services								
Wet Basement 0			2.1.Location				4.Traffic								
1.Dry	4.	7.					2.Encroach			9.None					
2.Damp	5.	8.		Econ. % Good 100%			Economic Code None								
3.Wet	6.	9.		0.None			3.Services								
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