

THORNTON MICHAEL B (JT)  
THORNTON, JACQUELYN A  
18 WEST ROAD  
WATERBORO ME 04087

B6020P311 B17107P906 B17757P244

Previous Owner  
THYNG, DANIEL & HEATHER  
ATTN: MICHAEL & JACQUELYN THORNTON  
18 WEST RD  
WATERBORO ME 04087  
Sale Date: 7/18/2018

Previous Owner  
PORTER CHERYL T  
C/O DANIEL & HEATHER THYNG

WATERBORO ME 04087  
Sale Date: 10/01/2015

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>59 WEST RD S</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	67,600	188,600	16,000	240,200		
1ST MORTGAGE <b>0</b>			2013	67,600	188,600	16,000	240,200		
2ND MORTGAGE <b>0</b>			2014	67,600	188,600	16,000	240,200		
Zone/Land Use <b>21 Village</b>			2015	67,600	188,600	0	256,200		
Secondary Zone			2016	57,000	188,600	0	245,600		
Topography <b>1 Level</b>			2017	57,000	188,600	0	245,600		
1.Level 4.Below St 7.Steep			2018	57,000	188,600	0	245,600		
2.Rolling 5.Low 8.Wet			2019	57,000	188,600	0	245,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	57,000	188,600	0	245,600		
Utilities <b>2 Public Water</b>			2021	62,700	188,600	0	251,300		
1.Public 4.Improve 7.Improve			2022	68,400	207,400	0	275,800		
2.Water 5.Improve 8.			2023	75,300	230,100	0	305,400		
3.Sewer 6.Improve 9.None			2024	84,400	258,300	0	342,700		
Street <b>1 Paved</b>			2025	101,700	324,100	0	425,800		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date <b>7/18/2018</b>			14.Rear Land				%		3.Topography
Price <b>299,900</b>			15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear
1.Land 4.Mobile 7.			<b>Square Foot</b>		<b>Square Feet</b>				6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing <b>9 Unknown</b>			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>		<b>Acreege/Sites</b>				32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.00	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26	1.70	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified <b>5 Public Record</b>			<b>Acres</b>				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			<b>Total Acreage</b>		2.70				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

# Waterboro

Map Lot 020-019

Account 1781

Location 18 WEST ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>1 Conventional</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% 1 Hot Water BB</b>			3.Not func	6.	9.					
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat		<b>Attic 5 Floor &amp; Stairs</b>							
Dwelling Units <b>2</b>			2.HWCI	6.GravWA	10.		1.1/4 Fin	4.Full Fin	7.1/4 Unfi						
Other Units <b>1</b>			3.HWRAD	7.Electric	11.		2.1/2 Fin	5.FI/Stair	8.						
Stories <b>2 Two 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>			<b>Insulation 1 Full</b>							
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 <b>8 Alumunum/Vinyl</b>			3.H Pump	6.	9.None		<b>3.Capped 6.</b>			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>3 Average 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>936</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>11</b>						2.Fair	5.Avg+	8.Exc				
OPEN-3- <b>0</b>			# Bedrooms <b>0</b>						3.Avg-	6.Good	9.Same				
OPEN-4- <b>0</b>			# Full Baths <b>6</b>						Phys. % Good <b>0%</b>						
Year Built <b>1911</b>			# Half Baths <b>2</b>						Funct. % Good <b>100%</b>						
Year Remodeled <b>0</b>			# Addn Fixtures <b>0</b>						Functional Code <b>9 None</b>						
Foundation <b>1 Concrete</b>			# Fireplaces <b>1</b>						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: #2e7d32; color: white; padding: 10px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>			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 <b>100%</b>			Economic Code <b>None</b>					
Basement <b>4 Full Basement</b>							0.None			3.Services	7.				
1.1/4 Bmt	4.Full Bmt	7.								1.Location			4.Traffic	8.	
2.1/2 Bmt	5.None	8.								2.Encroach			9.None	9.	
3.3/4 Bmt	6.	9.None								Entrance Code <b>0</b>					
Bsmt Gar # Cars <b>0</b>										1.Interior	4.Vacant	7.			
Wet Basement <b>1 Dry Basement</b>										2.Refusal	5.Estimate	8.			
1.Dry	4.	7.											3.Informed	6.Office	9.RS
2.Damp	5.	8.								Information Code <b>0</b>					
3.Wet	6.	9.								1.Owner	4.Agent	7.			
									2.Relative	5.Estimate	8.				
									3.Tenant	6.Other	9.SNY				

Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
45 2S Fr Bay	0	25	0 0	0	0	0 %	0 %	1.One Story Fram
45 2S Fr Bay	0	25	0 0	0	0	0 %	0 %	2.Two Story Fram
5 1 & 3/4 Story Fr	0	960	0 0	0	0	0 %	0 %	3.Three Story Fr
21 Open Frame	0	371	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
21 Open Frame	0	91	0 0	0	0	0 %	0 %	5.1 & 3/4 Story
22 Encl Frame Porch	0	32	0 0	0	0	0 %	0 %	6.2 & 1/2 Story
23 Frame Garage	0	480	0 0	0	0	0 %	0 %	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

