

YORK, BRANDON J
1539 GOODWINS MILLS
WATERBORO ME 04087

B4561P31 B15015P750 B18743P308

Previous Owner
YORK, CINDY J
YORK, BRANDON J
1539 GOODWINS MILLS ROAD
WATERBORO ME 04087
Sale Date: 6/04/2023

Previous Owner
YORK CINDY J
1539 GOODWIN MILLS ROAD

WATERBORO ME 04087
Sale Date: 6/11/2021

Previous Owner
YORK GUY E SR
PO BOX 153

WATERBORO ME 04087
Sale Date: 11/21/2006

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
24.0206 - removed Cindy York and associated Vet exemption, deceased 06/04/2023; Brandon York is surviving joint tenant-vw

Waterboro

Property Data			Assessment Record						
Neighborhood 56 GOODWINS MILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	58,800	62,500	16,000	105,300		
1ST MORTGAGE 0			2013	58,800	62,500	16,000	105,300		
2ND MORTGAGE 0			2014	58,800	62,500	16,000	105,300		
Zone/Land Use 21 Village			2015	58,800	62,500	16,000	105,300		
Secondary Zone			2016	49,900	62,500	15,000	97,400		
Topography 1 Level			2017	49,900	62,500	15,000	97,400		
1.Level 4.Below St 7.Steep			2018	49,900	62,500	26,000	86,400		
2.Rolling 5.Low 8.Wet			2019	49,900	62,500	26,000	86,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	49,900	63,300	26,000	87,200		
Utilities 9 No Water/No Sewer			2021	54,900	63,300	30,380	87,820		
1.Public 4.Improve 7.Improve			2022	59,900	69,600	31,000	98,500		
2.Water 5.Improve 8.			2023	65,900	77,200	31,000	112,100		
3.Sewer 6.Improve 9.None			2024	73,900	87,500	31,000	130,400		
Street 1 Paved			2025	90,200	91,800	25,000	157,000		
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			11.Ossipee WF		Frontage	Depth	Factor	Code	
LAND USE 0			12.Arrowhead WF				%		1.Unimproved
BUILDING USE 0			13.Waterfront				%		2.Excess Ftg /De
Sale Data			14.Rear Land				%		3.Topography
Sale Date 6/04/2023			15.Misc				%		4.Size/Shape
Price							%		5.Access or Rear
Sale Type 2 Land & Buildings							%		6.Restriction
1.Land 4.Mobile 7.			Square Foot	Square Feet					7.Open Space
2.L & B 5.Other 8.			16.Regular Lot				%		8.View/Environ
3.Building 6. 9.			17.Secondary Lot				%		9.Fract Share
Financing 9 Unknown			18.Excess Land				%		Acres
1.Convent 4.Seller 7.			19.Condominium				%		30.Rear (201+)
2.FHA/VA 5.Private 8.			20.Pavement				%		31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown							%		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	21	1.00	90	%	2	35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	0.19	100	%	0	36.Commercial
Verified 7 Family Member			23.Non Conforming				%		37.Softwood
1.Buyer 4.Agent 7.Family			Acres				%		38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		39.Hardwood
3.Lender 6.MLS 9.			25.Excess (10+)				%		40.Wasteland
			26.Excess				%		41.Gravel Pit (Ac
			27.Rear (1-100)				%		42.Mobile Home Si
			28.Rear (101-150)				%		43.Condo Site
			29.Rear (151-200)				%		44.Utility ROW
			Total Acreage		1.19				
							45.Camp Lot		
							46.Site Improve		

Waterboro

Map Lot 021-030

Account 1844

Location 1539 GOODWINS MILLS ROAD

Card 1

Of 1

9/23/2024

Building Style 0	1.Conv	5.Garr/Col	9.Other
2.Ranch	6.Split	10.Mohome	
3.R Ranch	7.Contemp/	11.Condo	
4.Cape	8.Log	12.	
Dwelling Units 0			
Other Units 0			
Stories 0			
1.1	4.1.50	7.1.25	
2.2	5.1.75	8.	
3.3	6.2.50	9.	
Exterior Walls 0 Wood Siding			
1.Wood	4.Asb/Asph	8.Alum/Vin	
2.Wd Sh	5.T-111	9.Other	
3.Compos.	6.Br/St	11.	
7.Nov	12.		
Roof Surface 0			
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim 0			
OPEN-3- 0			
OPEN-4- 0			
Year Built 0			
Year Remodeled 0			
Foundation 0			
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Prs/Post	9.	
Basement 0			
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars 0			
Wet Basement 0			
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living 0			
Fin Bsmt Grade 0 0			
OPEN 5 OPTIONAL 0			
Heat Type 100% 0			
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.HWRAD	7.Electric	11.	
4.Steam	8.F/WallM	12.	
Cool Type 0% 9 None			
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style 0			
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style 0			
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms 0			
# Bedrooms 0			
# Full Baths 0			
# Half Baths 0			
# Addn Fixtures 0			
# Fireplaces 0			



Layout 0			
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.Not func	6.	9.	
Attic 0			
1.1/4 Fin	4.Full Fin	7.1/4 Unfi	
2.1/2 Fin	5.FI/Stair	8.	
3.3/4 Fin	6.1/2 Unfi	9.None	
Insulation 0			
1.Full	4.Minimal	7.	
2.Heavy	5.Unk	8.	
3.Capped	6.	9.None	
Unfinished % 0%			
Grade & Factor 0 0%			
1.E Grade	4.B Grade	7.AAA Grad	
2.D Grade	5.A Grade	8.	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint) 0			
Condition 0			
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good 0%			
Funct. % Good 100%			
Functional Code 9 None			
1.Incomp	4.Small	7.Layout	
2.O-Built	5.CDU	8.Other	
3.Damage	6.Style	9.None	
Econ. % Good 100%			
Economic Code None			
0.None	3.Services	7.	
1.Location	4.Traffic	8.	
2.Encroach	9.None	9.	
Entrance Code 0			
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Office	9.RS	
Information Code 0			
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
999 Double Wide	2007	26x60	4 100	7	97 %	100 %	
103 MH CONC. SLAB	0	1560	0 0	0	0 %	0 %	
68 Wood Deck	0	160	0 0	0	0 %	0 %	
24 Frame Shed	0	160	3 100	4	75 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 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
- 26.15Fr Overhang
- 27.Unfin Basement
- 28.Unfinished Att
- 29.Finished Attic

