

YORK, GUY E SR. & CINDY J
 1539 GOODWINS MILLS ROAD
 WATERBORO ME 04087
 B16025P936 B16093P899 B2800P224
 Previous Owner
 YORK, GUY E SR. & PERKINS, BEVERLY A
 8 HARDCRABBLE RD
 LIMINGTON ME 04049
 Sale Date: 5/10/2011
 Previous Owner
 LEAVITT SADIE
 C/O BEVERLY PERKINS
 8 HARDCRABBLE RD
 LIMINGTON ME 04049
 Sale Date: 1/06/2011

Property Data			Assessment Record				
Neighborhood 56 GOODWINS MILL RD			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2005	23,400	28,900	5,250	47,050
1ST MORTGAGE 0			2006	22,400	28,900	8,450	42,850
2ND MORTGAGE 0			2007	22,400	28,900	7,150	44,150
Zone/Land Use 21 Village			2008	53,000	65,700	13,000	105,700
Secondary Zone			2010	53,000	65,700	13,000	105,700
2011			2011	53,000	65,700	10,000	108,700
Topography 1 Level			2012	53,000	65,700	0	118,700
1.Level 4.Below St 7.Steep			2013	53,000	65,700	0	118,700
2.Rolling 5.Low 8.Wet			2014	53,000	65,700	0	118,700
3.Above St 6.Swampy 9.Lev/Roll			2015	53,000	65,700	0	118,700
Utilities 9 No Water/No Sewer			2016	45,000	65,700	0	110,700
1.Public 4.Improve 7.Improve			2017	45,000	65,700	0	110,700
2.Water 5.Improve 8.							
3.Sewer 6.Improve 9.None							
Street 1 Paved							
1.Paved 4.Proposed 7.ROW							
2.Semi Imp 5.Pvt 8.None							
3.Gravel 6.Aband 9.TG PLAN							

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Sale Data		
LAND USE 0		
BUILDING USE 0		
Sale Date 5/10/2011		
Price		
Sale Type 2 Land & Buildings		
1.Land 4.Mobile 7.		
2.L & B 5.Other 8.		
3.Building 6. 9.		
Financing 1 Conventional		
1.Convent 4.Seller 7.		
2.FHA/VA 5.Private 8.		
3.Assumed 6.Cash 9.Unknown		
Validity 1 Arms Length Sale		
1.Valid 4.Split 7.Renovate		
2.Related 5.Partial 8.Other		
3.Distress 6.Exempt 9.		
Verified 1 Buyer		
1.Buyer 4.Agent 7.Family		
2.Seller 5.Pub Rec 8.Other		
3.Lender 6.MLS 9.		

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF				%		1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg / De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear (201+)
				%		31.Tillable/Horti
				%		32.Pasture
				%		33.Orchard
				%		34.Frontage
				%		35.Triangular Lot
				%		36.Commercial
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.Gravel Pit (Ac
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Utility ROW
				%		45.Camp Lot
				%		46.Site Improve
Square Foot		Square Feet				
16.Regular Lot				%		
17.Secondary Lot				%		
18.Excess Land				%		
19.Condominium				%		
20.Pavement				%		
Fract. Acre		Acres/Sites				
21.Homesite (Frac	21	0.82		90	%	2
22.Vacant Lot (Fr				%		
23.Non Conforming				%		
Acres						
24.Excess (5-10)				%		
25.Excess (10+)				%		
26.Excess (OS)				%		
27.Rear (1-100)				%		
28.Rear (101-150)				%		
29.Rear (151-200)				%		
Total Acreage				0.82		

Waterboro

Map Lot 021-031

Account 1845

Location 1542 GOODWINS MILLS ROAD

Card 1 Of 1 9/06/2016

Building Style 2 Ranch	SF Bsm 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.	
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. 9.None	
1.1 4.1.50 7.1.25	Cool Type 0% 9 None	Insulation 4 Minimal	
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 1 Wood Siding	3.H Pump 6. 9.None	3.Capped 6. 9.None	
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 3 Old Style	Unfinished % 0%	
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 80%	
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 3 Old Style	3.C Grade 6.AA Grade 9.Same	
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 832	
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 2 Fair	
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G	
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc	
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same	
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%	
Year Built 1948	# Half Baths 0	Funct. % Good 100%	
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None	
Foundation 2 Concrete Block	# Fireplaces 0	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.Prsv/Post 9.		Econ. % Good 100%	
Basement 4 Full Basement		Economic Code None	
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 0		Entrance Code 0	
Wet Basement 0		1.Interior 4.Vacant 7.	
1.Dry 4. 7.		2.Refusal 5.Estimate 8.	
2.Damp 5. 8.		3.Informed 6.Office 9.	
3.Wet 6. 9.		Information Code 0	
		1.Owner 4.Agent 7.	
		2.Relative 5.Estimate 8.	
		3.Tenant 6.Other 9.	



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	152	0 0	0	0 %	0 %		1.One Story Fram
24 Frame Shed	0	180	0 0	0	0 %	0 %		2.Two Story Fram
22 Encl Frame Porch	0	42	0 0	0	0 %	0 %		3.Three Story Fr
50 2 S Fr Gar w/fin	0	580	3 100	1	50 %	100 %		4.1 & 1/2 Story
24 Frame Shed	0	288	0 0	0	0 %	0 %		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

