

WESTCOTT DAVID G
WESTCOTT, JUDITH L
1554 GOODWINS MILLS
WATERBORO ME 04087

Property Data			Assessment Record						
Neighborhood 56 GOODWINS MILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	143,300	123,500	10,000	256,800		
1ST MORTGAGE 0			2013	143,300	123,500	10,000	256,800		
2ND MORTGAGE 0			2014	143,300	123,500	10,000	256,800		
Zone/Land Use 21 Village			2015	143,300	123,500	10,000	256,800		
Secondary Zone			2016	125,600	123,500	15,000	234,100		
Topography 1 Level			2017	125,600	123,500	15,000	234,100		
1.Level 4.Below St 7.Steep			2018	125,600	123,500	20,000	229,100		
2.Rolling 5.Low 8.Wet			2019	125,600	123,500	20,000	229,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	125,600	123,500	20,000	229,100		
Utilities 2 Public Water			2021	138,100	123,500	24,500	237,100		
1.Public 4.Improve 7.Improve			2022	150,700	135,800	25,000	261,500		
2.Water 5.Improve 8.			2023	165,700	150,600	25,000	291,300		
3.Sewer 6.Improve 9.None			2024	185,800	170,700	25,000	331,500		
Street 1 Paved			2025	192,600	233,800	25,000	401,400		
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			14.Rear Land			%		4.Size/Shape	
Price			15.Misc			%		5.Access or Rear	
Sale Type						%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.						%		8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing			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						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				34.Frontage	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.64	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	36	0.25	100	%	0	
Verified			23.Non Conforming			%		35.Triangular Lot	
1.Buyer 4.Agent 7.Family			Acres			%		36.Commercial	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		37.Softwood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		38.Mixed Wood	
			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	
			Total Acreage		1.89				
						43.Condo Site			
						44.Utility ROW			
						45.Camp Lot			
						46.Site Improve			

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Map Lot 021-033

Account 1847

Location 1554 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 1 Wood Siding		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 100%	
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)		3.C Grade	6.AA Grade 9.Same
1.Asphalt	4.Composit 7.	1.Modern	4.Obsolete 7.	SQFT (Footprint) 816	
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	6	2.Fair	5.Avg+ 8.Exc
OPEN-3-	0	# Bedrooms	4	3.Avg-	6.Good 9.Same
OPEN-4-	0	# Full Baths	2	Phys. % Good 0%	
Year Built	1912	# Half Baths	0	Funct. % Good 100%	
Year Remodeled	0	# Addn Fixtures	0	Functional Code 9 None	
Foundation 3 Brick &/or Stone		# Fireplaces	0	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: #2e7d72; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>			
2.C Block	5.Slab 8.				
3.Br/Stone	6.Prs/Post 9.				
Basement 4 Full Basement					
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 1 Dry Basement					
1.Dry	4. 7.				
2.Damp	5. 8.				
3.Wet	6. 9.				
Date Inspected		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	
21 Open Frame	0	384	0 0	0	0 %	0 %		1.One Story Fram
1 One Story Frame	0	224	0 0	0	0 %	0 %		2.Two Story Fram
43 2S Frame Garage	0	1200	2 100	3	60 %	100 %		3.Three Story Fr
24 Frame Shed	0	36	0 0	0	0 %	0 %		4.1 & 1/2 Story
24 Frame Shed	0	98	0 0	0	0 %	0 %		5.1 & 3/4 Story
21 Open Frame	0	240	0 0	0	0 %	0 %		6.2 & 1/2 Story
24 Frame Shed	0	270	0 0	0	0 %	0 %		21.Open Frame Por
29 Finished Attic	0	224	0 0	0	0 %	0 %		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

