

J.D.'S PACKAGE STORE INC.

PO BOX 328

EAST WATERBORO ME 04030
B16794P639 B3321P307

Previous Owner
SMITH DELMA K
12 BENNETT HILL ROAD

EAST WATERBORO ME 04030
Sale Date: 3/25/2014

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																																
Neighborhood 36 BENNETT HILL RD			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																												
Tree Growth Year 0			2005	36,800	62,000	7,500	91,300																																																																																																																																																																																																												
1ST MORTGAGE 0			2006	36,800	62,000	11,700	87,100																																																																																																																																																																																																												
2ND MORTGAGE 0			2007	36,800	62,000	9,900	88,900																																																																																																																																																																																																												
Zone/Land Use 21 Village			2008	81,000	120,800	19,000	182,800																																																																																																																																																																																																												
Secondary Zone			2010	81,000	120,800	19,000	182,800																																																																																																																																																																																																												
Topography 1 Level			2011	81,000	120,800	15,000	186,800																																																																																																																																																																																																												
1.Level 4.Below St 7.Steep			2012	81,000	120,800	16,000	185,800																																																																																																																																																																																																												
2.Rolling 5.Low 8.Wet			2013	81,000	120,800	16,000	185,800																																																																																																																																																																																																												
3.Above St 6.Swampy 9.Lev/Roll			2014	81,000	120,800	16,000	185,800																																																																																																																																																																																																												
Utilities 9 No Water/No Sewer			2015	95,300	120,800	0	216,100																																																																																																																																																																																																												
1.Public 4.Improve 7.Improve			2016	76,500	120,800	0	197,300																																																																																																																																																																																																												
2.Water 5.Improve 8.			2017	76,500	120,800	0	197,300																																																																																																																																																																																																												
3.Sewer 6.Improve 9.None																																																																																																																																																																																																																			
Street 1 Paved																																																																																																																																																																																																																			
1.Paved 4.Proposed 7.ROW			<table border="1"> <thead> <tr> <th colspan="4">Land Data</th> </tr> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>11.Ossipee WF</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>1.Unimproved</td> </tr> <tr> <td>12.Arrowhead WF</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>2.Excess Ftg /De</td> </tr> <tr> <td>13.Waterfront</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>3.Topography</td> </tr> <tr> <td>14.Rear Land</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>4.Size/Shape</td> </tr> <tr> <td>15.Misc</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>5.Access or Rear</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>6.Restriction</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>7.Open Space</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>8.View/Environ</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>9.Fract Share</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>Acres</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>30.Rear (201+)</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>31.Tillable/Horti</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>32.Pasture</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>33.Orchard</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>34.Frontage</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>35.Triangular Lot</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>36.Commercial</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>37.Softwood</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>38.Mixed Wood</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>39.Hardwood</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>40.Wasteland</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>41.Gravel Pit (Ac</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>42.Mobile Home Si</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>43.Condo Site</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>44.Utility ROW</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>45.Camp Lot</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>46.Site Improve</td> </tr> </tbody> </table>					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
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1.Land 4.Mobile 7.			20.Pavement																																																																																																																																																																																																																
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Financing 1 Conventional			22.Vacant Lot (Fr																																																																																																																																																																																																																
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2.FHA/VA 5.Private 8.			Acres																																																																																																																																																																																																																
3.Assumed 6.Cash 9.Unknown			24.Excess (5-10)																																																																																																																																																																																																																
Validity 1 Arms Length Sale			25.Excess (10+)																																																																																																																																																																																																																
1.Valid 4.Split 7.Renovate			26.Excess (OS)																																																																																																																																																																																																																
2.Related 5.Partial 8.Other			27.Rear (1-100)																																																																																																																																																																																																																
3.Distress 6.Exempt 9.			28.Rear (101-150)																																																																																																																																																																																																																
Verified 1 Buyer			29.Rear (151-200)																																																																																																																																																																																																																
1.Buyer 4.Agent 7.Family			Total Acreage 21.21																																																																																																																																																																																																																
2.Seller 5.Pub Rec 8.Other																																																																																																																																																																																																																			
3.Lender 6.MLS 9.																																																																																																																																																																																																																			

Waterboro

Map Lot 025-011


Account 1938

Location 12 BENNETT HILL ROAD

Card 1

Of 1

9/06/2016

Building Style 4 Cape Cod	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% 5 Force Warm Air	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 2	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 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 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 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) 768
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
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-CUSTOM 0	# Bedrooms 3	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.Prs/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	1.Interior 4.Vacant 7.
Wet Basement 1 Dry Basement	1.Refusal 5.Estimate 8.	2.Informed 6.Office 9.
1.Dry 4. 7.	Information Code 0	1.Owner 4.Agent 7.
2.Damp 5. 8.	2.Relative 5.Estimate 8.	2.Relative 5.Estimate 8.
3.Wet 6. 9.	3.Tenant 6.Other 9.	3.Tenant 6.Other 9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
32 ENC.	0	196	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	120	0 0	0	0 %	0 %	
40 OPEN SCR	0	15	0 0	0	0 %	0 %	
68 Wood Deck	0	96	0 0	0	0 %	0 %	
23 Frame Garage	0	336	0 0	0	0 %	0 %	
23 Frame Garage	0	936	0 0	0	0 %	0 %	
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