

DYER, SEAN M

31 BENNETT HILL RD

E WATERBORO ME 04030

B13780P138 B16697P330 B16751P488 B16839P626

Previous Owner

FLAYHAN, MICHAEL A & ARLINE M

C/O SEAN M DYER

31 BENNETT HILL RD

E WATERBORO ME 04030

Sale Date: 6/20/2014

Previous Owner

DRINKWINE MICHAEL J & SARAH A

31 BENNETT HILL ROAD

EAST WATERBORO ME 04030 5301

Sale Date: 12/19/2013

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	24,000	45,800	0	69,800																																																																																																																																																																																																																				
1ST MORTGAGE 0			2006	24,000	45,800	0	69,800																																																																																																																																																																																																																				
2ND MORTGAGE 0			2007	24,000	45,800	0	69,800																																																																																																																																																																																																																				
Zone/Land Use 31 Agricultural/Residential			2008	59,600	100,300	0	159,900																																																																																																																																																																																																																				
Secondary Zone			2010	59,600	100,300	0	159,900																																																																																																																																																																																																																				
Topography 7 Steep			2011	59,600	100,300	0	159,900																																																																																																																																																																																																																				
1.Level 4.Below St 7.Steep			2012	59,600	100,300	0	159,900																																																																																																																																																																																																																				
2.Rolling 5.Low 8.Wet			2013	59,600	100,300	0	159,900																																																																																																																																																																																																																				
3.Above St 6.Swampy 9.Lev/Roll			2014	59,600	100,300	0	159,900																																																																																																																																																																																																																				
Utilities 9 No Water/No Sewer			2015	59,600	100,300	0	159,900																																																																																																																																																																																																																				
1.Public 4.Improve 7.Improve			2016	50,600	100,300	0	150,900																																																																																																																																																																																																																				
2.Water 5.Improve 8.			2017	50,600	100,300	0	150,900																																																																																																																																																																																																																				
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Waterboro

Map Lot 025-012

Account 1939

Location 31 BENNETT HILL ROAD

Card 1 Of 1 9/06/2016

Building Style	2 Ranch			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.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	1			3.HWRAD	7.Electric	11.	2.1/2 Fin	5.F/ stair	8.		
Stories	1 One Story			4.Steam	8.F/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	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	3 Metal			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)	960			
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition	5 Above Average			
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	3			3.Avg-	6.Good	9.Same	
OPEN-4-CUSTOM	0			# Full Baths	1			Phys. % Good	0%		
Year Built	1971			# Half Baths	0			Funct. % Good	100%		
Year Remodeled	0			# Addn Fixtures	0			Functional Code	9 None		
Foundation	1 Concrete			# 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.Pr/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	1 Dry Basement				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
40 OPEN SCR	0	36	0 0	0	0 %	0 %	
24 Frame Shed	0	96	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
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