

MCINNIS, STEVEN
 MCINNIS, JEAN
 14 SMITH LANE
 HOLLIS ME 04042

B5877P1 B18744P261

Previous Owner
 CHADBOURNE DENNIS S
 83 COUNTY ROAD

GORHAM ME 04038
 Sale Date: 7/22/2021

Previous Owner
 BEAN NANCY
 13 OLD ALFRED ROAD

EAST WATERBORO ME 04030
 Sale Date: 9/21/2006

Inspection Witnessed By:

 X _____ Date _____

No./Date	Description	Date Insp.

Notes:

Property Data		
Neighborhood	36 BENNETT HILL RD	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	21 Village	
Secondary Zone		
Topography	1 Level	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
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
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	7/22/2021	
Price	70,000	
Sale Type	1 Land Only	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	8 Other Non Valid	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2010	6,500	0	0	6,500
2011	6,500	0	0	6,500
2012	6,500	0	0	6,500
2013	6,500	0	0	6,500
2014	6,500	0	0	6,500
2015	6,500	0	0	6,500
2016	5,500	0	0	5,500
2017	5,500	0	0	5,500
2018	5,500	0	0	5,500
2019	5,500	0	0	5,500
2020	5,500	0	0	5,500
2021	6,000	0	0	6,000
2022	6,600	0	0	6,600

Land Data							
Front Foot	Type	Effective		Influence		Influence Codes	
		Frontage	Depth	Factor	Code		
11.Ossipee WF 12.Arrowhead WF 13.Waterfront 14.Rear Land 15.Misc				%		1.Unimproved	
				%		2.Excess Ftg / De	
				%		3.Topography	
				%		4.Size/Shape	
				%		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	
Square Foot	Square Feet					35.Triangular Lot	
				%		36.Commercial	
				%		37.Softwood	
Fract. Acre	23	0.09	50	%	6	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	
	Total Acreage		0.09				

Waterboro

Map Lot 025-018

Account 1945

Location ROUTE 202 & 4

Card 1 Of 1 6/06/2022

Building Style 0			SF Bsmt Living 0			Layout 0								
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% 0			3.Not func	6.	9.						
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic 0								
Dwelling Units 0			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.F/Stair	8.						
Stories 0			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 0								
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 0 Wood Siding			3.H Pump	6.	9.None	3.Capped	6.	9.None						
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style 0			Unfinished % 0%								
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor 0 0%								
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 0			Bath(s) Style 0			3.C Grade	6.AA Grade	9.Same						
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint) 0								
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition 0								
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 0			3.Avg-	6.Good	9.Same						
OPEN-4-CUSTOM 0			# Full Baths 0			Phys. % Good 0%								
Year Built 0			# Half Baths 0			Funct. % Good 100%								
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None								
Foundation 0			# 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.							Econ. % Good 100%			3.Damage	6.Style	9.None
3.Br/Stone	6.Prs/Post	9.							Economic Code None			Entrance Code 0		
Basement 0									0.None			3.Services	7.	
1.1/4 Bmt	4.Full Bmt	7.							1.Location			4.Traffic	8.	
2.1/2 Bmt	5.None	8.							2.Encroach			9.None	9.	
3.3/4 Bmt	6.	9.None							Information Code 0			1.Owner		
Bsmt Gar # Cars 0									1.Owner			4.Agent	7.	
Wet Basement 0									2.Relative			5.Estimate	8.	
1.Dry	4.	7.							3.Tenant			6.Other	9.SNY	
2.Damp	5.	8.	Date Inspected											
3.Wet	6.	9.	Additions, Outbuildings & Improvements											
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	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						
					%	%		26.1SFr Overhang						
					%	%		27.Unfin Basement						
					%	%		28.Unfinished Att						
					%	%		29.Finished Attic						