

MAWHINNEY, JAMIE A  
 MAWHINNEY, BRIAN R JR  
 237 POOL STREET  
 BIDDEFORD ME 04005

B14037P794 B15866P209 B18857P344 B18857P347

Previous Owner  
 BIRKETT JAMES T  
 BIRKETT, JOANNE T  
 26 ALDEN ST  
 JOHNSTON RI 02919-5032  
 Sale Date: 11/01/2021

Previous Owner  
 HURLEY JOHN & ANGELINA\*  
 C/O JAMES & JOANNE BIRKETT  
 34D SMITH LANE  
 HOPE VALLEY RI 02832 1938  
 Sale Date: 5/21/2010

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

21.0707 - added two upper decks, 10x12 shed, added 1 additional fixture, changed grade from 3-100 to 3-110, changed land factor from 55% to 75% -sb

Waterboro

Property Data			Assessment Record						
Neighborhood <b>21 OSS�PEE POND W</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	67,800	145,200	0	213,000		
1ST MORTGAGE <b>0</b>			2013	67,800	145,200	0	213,000		
2ND MORTGAGE <b>0</b>			2014	67,800	145,200	0	213,000		
Zone/Land Use <b>48 Shoreland</b>			2015	67,800	145,200	0	213,000		
Secondary Zone <b>31 .....</b>			2016	61,000	145,200	0	206,200		
Topography <b>2 Rolling</b>			2017	61,000	145,200	0	206,200		
1.Level 4.Below St 7.Steep			2018	61,000	145,200	0	206,200		
2.Rolling 5.Low 8.Wet			2019	61,000	145,200	0	206,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	61,000	146,400	0	207,400		
Utilities <b>9 No Water/No Sewer</b>			2021	67,100	146,400	0	213,500		
1.Public 4.Improve 7.Improve			2022	99,900	192,100	0	292,000		
2.Water 5.Improve 8.			2023	109,900	213,000	0	322,900		
3.Sewer 6.Improve 9.None			2024	123,200	240,100	0	363,300		
Street <b>3 Gravel</b>			2025	115,600	327,300	0	442,900		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
			14.Rear Land				%		3.Topography
Sale Date <b>11/01/2021</b>			15.Misc				%		4.Size/Shape
Price <b>425,000</b>							%		5.Access or Rear
Sale Type <b>2 Land &amp; Buildings</b>							%		6.Restriction
1.Land 4.Mobile 7.							%		7.Open Space
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>					8.View/Environ
3.Building 6. 9.			16.Regular Lot				%		9.Fract Share
Financing <b>9 Unknown</b>			17.Secondary Lot				%		<b>Acres</b>
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 <b>1 Arms Length Sale</b>							%		33.Orchard
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					34.Frontage
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.19	75	%	4	35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		36.Commercial
Verified <b>5 Public Record</b>			23.Non Conforming				%		37.Softwood
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)				%		39.Hardwood
3.Lender 6.MLS 9.			25.Excess (10+)				%		40.Wasteland
			26.Excess				%		41.Gravel Pit (Ac
			27.Rear (1-100)				%		42.Mobile Home Si
			28.Rear (101-150)				%		43.Condo Site
			29.Rear (151-200)				%		44.Utility ROW
			<b>Total Acreage</b>		<b>0.19</b>				45.Camp Lot
									46.Site Improveve

# Waterboro

Map Lot 037-007

Account 2358

Location 30 EON WAY

Card 1 Of 1 9/23/2024

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>	
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade <b>0 9</b>	1.Typical 4. 7.	
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL <b>0</b>	2.Inadeq 5. 8.	
3.R Ranch 7.Contemp/ 11.Condo	Heat Type <b>100% 7 Electric</b>	3.Not func 6. 9.	
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>	
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi	
Other Units <b>0</b>	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.	
Stories <b>2 Two Story</b>	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 <b>0% 9 None</b>	Insulation <b>1 Full</b>	
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 <b>3 Composition</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None	
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>	
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 110%</b>	
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.AA Grade 9.Same	
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>729</b>	
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>5 Above Average</b>	
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G	
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc	
OPEN-3- <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same	
OPEN-4- <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>	
Year Built <b>1970</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>	
Year Remodeled <b>0</b>	# Addn Fixtures <b>1</b>	Functional Code <b>9 None</b>	
Foundation <b>2 Concrete Block</b>	# Fireplaces <b>1</b>	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 <b>100%</b>	
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>	
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 <b>1</b>		Entrance Code <b>0</b>	
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.	
1.Dry 4. 7.		2.Refusal 5.Estimate 8.	
2.Damp 5. 8.		3.Informed 6.Office 9.RS	
3.Wet 6. 9.		Information Code <b>0</b>	
		1.Owner 4.Agent 7.	
		2.Relative 5.Estimate 8.	
		3.Tenant 6.Other 9.SNY	



Date Inspected

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	160	0 0	0	0	0	0	1.One Story Fram
68 Wood Deck	0	172	0 0	0	0	0	0	2.Two Story Fram
1 One Story Frame	0	128	0 0	0	0	0	0	3.Three Story Fr
68 Wood Deck	0	172	0 0	0	0	0	0	4.1 & 1/2 Story
68 Wood Deck	0	128	0 0	0	0	0	0	5.1 & 3/4 Story
24 Frame Shed	0	120	0 0	0	0	0	0	6.2 & 1/2 Story
								21.Open Frame Por
								22.Encl Frame Por
								23.Frame Garage
								24.Frame Shed
								25.Frame Bay Wind
								26.15Fr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic

