

WALKER CONNOR W
 WALKER, JESSICA M
 107 GREENFIELD RD
 N WATERBORO ME 04061

B13041P71 B15616P231 B16740P178 B16754P487

Previous Owner
 HOMEVEST LLC
 C/O CONNOR & JESSICA WALKER
 107 GREENFIELD RD
 N WATERBORO ME 04061
 Sale Date: 3/31/2016

Previous Owner
 MCBREAIRTY JUSTIN R & BETHANY S
 C/O JP MORGAN CHASE BANK NA
 ATTN: JOHN A TURCOTTE ESQ
 S PORTLAND ME 04116 2412
 Sale Date: 12/24/2013

Previous Owner
 JOSEPH DIANE
 107 GREENFIELD ROAD
 NORTH WATERBORO ME 04061
 Sale Date: 4/27/2009

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data		
Neighborhood	2 LAC EAST	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	47 Lake Arrowhead	
Secondary Zone		
Topography	2 Rolling	
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	3 Gravel	
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	3/31/2016	
Price	160,000	
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	1 Conventional	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	1 Arms Length Sale	
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
2012	30,000	123,700	0	153,700
2013	30,000	123,700	0	153,700
2014	30,000	123,700	0	153,700
2015	30,000	123,700	0	153,700
2016	15,000	123,700	0	138,700
2017	15,000	123,700	0	138,700
2018	15,000	123,700	0	138,700
2019	15,000	123,700	0	138,700
2020	15,000	123,700	0	138,700
2021	16,500	123,700	0	140,200
2022	18,000	136,100	0	154,100
2023	19,800	150,900	0	170,700
2024	22,200	171,100	0	193,300
2025	30,000	235,800	0	265,800

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
Square Foot	Square Feet					9.Fract Share
16.Regular Lot	16	1	100	%	0	Acres
17.Secondary Lot				%		30.Rear (201+)
18.Excess Land				%		31.Tillable/Horti
19.Condominium				%		32.Pasture
20.Pavement				%		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
Total Acreage			0.00			

Waterboro

Map Lot 042-00A-117


Account 2512

Location 107 GREENFIELD ROAD

Card 1

Of 1

9/23/2024

Building Style	3 Raised Ranch			SF Bsmt Living	600			Layout	1 Typical			
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	3 100			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	9 None			
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 1 One 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 105%				
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) 989				
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition 7 Very Good				
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- 0			# Bedrooms			3			3.Avg-	6.Good	9.Same	
OPEN-4- 0			# Full Baths			1			Phys. % Good 0%			
Year Built 2002			# Half Baths			1			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.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 1												
Wet Basement 1 Dry Basement												
1.Dry	4.	7.										
2.Damp	5.	8.										
3.Wet	6.	9.										

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
26 1SFr Overhang	0	60	0 0	0	0 %	0 %	
24 Frame Shed	2002	192	4 100	4	95 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 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

