

SIMPSON JAMES S
108 GREENFIELD RD
N WATERBORO ME 04061

B9455P41
Previous Owner
GODDARD LISA M
ATTN: JAMES S SIMPSON
108 GREENFIELD ROAD
NORTH WATERBORO ME 04061
Sale Date: 6/12/2017

Inspection Witnessed By:

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| X | | |
| | | |
| | | |

Notes:
8/08/17 - removed homestead exemption, owner is claiming homestead in another municipality, email dated 7/30/17 SB

Waterboro

| Property Data | | | Assessment Record | | | | | | |
|-----------------------------------------|--|--|----------------------|-------------|----------------------|--------------|------------------|-------------|------------------------|
| Neighborhood 2 LAC EAST | | | Year | Land | Buildings | Exempt | Total | | |
| Tree Growth Year 0 | | | 2012 | 30,000 | 122,700 | 10,000 | 142,700 | | |
| 1ST MORTGAGE 0 | | | 2013 | 30,000 | 122,700 | 10,000 | 142,700 | | |
| 2ND MORTGAGE 0 | | | 2014 | 30,000 | 122,700 | 10,000 | 142,700 | | |
| Zone/Land Use 47 Lake Arrowhead | | | 2015 | 30,000 | 122,700 | 10,000 | 142,700 | | |
| Secondary Zone | | | 2016 | 15,000 | 117,000 | 15,000 | 117,000 | | |
| Topography 2 Rolling | | | 2017 | 15,000 | 117,000 | 15,000 | 117,000 | | |
| 1.Level 4.Below St 7.Steep | | | 2018 | 15,000 | 117,000 | 0 | 132,000 | | |
| 2.Rolling 5.Low 8.Wet | | | 2019 | 15,000 | 117,000 | 0 | 132,000 | | |
| 3.Above St 6.Swampy 9.Lev/Roll | | | 2020 | 15,000 | 117,800 | 0 | 132,800 | | |
| Utilities 9 No Water/No Sewer | | | 2021 | 16,500 | 117,800 | 0 | 134,300 | | |
| 1.Public 4.Improve 7.Improve | | | 2022 | 18,000 | 129,500 | 0 | 147,500 | | |
| 2.Water 5.Improve 8. | | | 2023 | 19,800 | 143,700 | 0 | 163,500 | | |
| 3.Sewer 6.Improve 9.None | | | 2024 | 22,200 | 161,300 | 0 | 183,500 | | |
| Street 3 Gravel | | | 2025 | 30,000 | 203,400 | 0 | 233,400 | | |
| 1.Paved 4.Proposed 7.ROW | | | Land Data | | | | | | |
| 2.Semi Imp 5.Pvt 8.None | | | | | | | | | |
| 3.Gravel 6.Aband 9.TG PLAN | | | Front Foot | Type | Effective | | Influence | | Influence Codes |
| LAND USE 0 | | | 11.Ossipee WF | | Frontage | Depth | Factor | Code | |
| BUILDING USE 0 | | | 12.Arrowhead WF | | | | % | | 1.Unimproved |
| Sale Data | | | 13.Waterfront | | | | % | | 2.Excess Ftg /De |
| Sale Date 6/12/2017 | | | 14.Rear Land | | | | % | | 3.Topography |
| Price 170,000 | | | 15.Misc | | | | % | | 4.Size/Shape |
| Sale Type 2 Land & Buildings | | | | | | | % | | 5.Access or Rear |
| 1.Land 4.Mobile 7. | | | Square Foot | | Square Feet | | | | 6.Restriction |
| 2.L & B 5.Other 8. | | | 16.Regular Lot | 16 | | 1 | 100 % | 0 | 7.Open Space |
| 3.Building 6. 9. | | | 17.Secondary Lot | | | | % | | 8.View/Environ |
| Financing 1 Conventional | | | 18.Excess Land | | | | % | | 9.Fract Share |
| 1.Convent 4.Seller 7. | | | 19.Condominium | | | | % | | 30.Rear (201+) |
| 2.FHA/VA 5.Private 8. | | | 20.Pavement | | | | % | | 31.Tillable/Horti |
| 3.Assumed 6.Cash 9.Unknown | | | | | | | % | | 32.Pasture |
| Validity 1 Arms Length Sale | | | Fract. Acre | | Acreage/Sites | | | | 33.Orchard |
| 1.Valid 4.Split 7.Renovate | | | 21.Homesite (Frac | | | | % | | 34.Frontage |
| 2.Related 5.Partial 8.Other | | | 22.Vacant Lot (Fr | | | | % | | 35.Triangular Lot |
| 3.Distress 6.Exempt 9. | | | 23.Non Conforming | | | | % | | 36.Commercial |
| Verified 5 Public Record | | | Acres | | | | % | | 37.Softwood |
| 1.Buyer 4.Agent 7.Family | | | 24.Excess (5-10) | | | | % | | 38.Mixed Wood |
| 2.Seller 5.Pub Rec 8.Other | | | 25.Excess (10+) | | | | % | | 39.Hardwood |
| 3.Lender 6.MLS 9. | | | 26.Excess | | | | % | | 40.Wasteland |
| | | | 27.Rear (1-100) | | | | % | | 41.Gravel Pit (Ac |
| | | | 28.Rear (101-150) | | | | % | | 42.Mobile Home Si |
| | | | 29.Rear (151-200) | | | | % | | 43.Condo Site |
| | | | Total Acreage | | 0.00 | | | | 44.Utility ROW |
| | | | | | | | | | 45.Camp Lot |
| | | | | | | | | | 46.Site Improve |

Waterboro

Map Lot 042-00A-291

Account 2661

Location 108 GREENFIELD ROAD

Card 1

Of 1

9/23/2024

| | | | | | |
|-----------------|-----------------------|-----------------|-----------------------|------------------|-----------------------|
| Building Style | 4 Cape Cod | SF Bsmt Living | 400 | Layout | 1 Typical |
| 1.Conv | 5.Garr/Col | Fin Bsmt Grade | 3 100 | 1.Typical | 4. 7. |
| 2.Ranch | 6.Split | OPEN 5 OPTIONAL | 0 | 2.Inadeq | 5. 8. |
| 3.R Ranch | 7.Contemp/ | Heat Type | 100% 5 Force Warm Air | 3.Not func | 6. 9. |
| 4.Cape | 8.Log | 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 | 4 One & 1/2 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) | 816 |
| 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 | 0 | 2.Fair | 5.Avg+ 8.Exc |
| OPEN-3- | 0 | # Bedrooms | 3 | 3.Avg- | 6.Good 9.Same |
| OPEN-4- | 0 | # Full Baths | 2 | Phys. % Good | 0% |
| Year Built | 1989 | # 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.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 |
| 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.RS |
| 3.Wet | 6. 9. | | | Information Code | 0 |
| | | | | 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 | 216 | 0 0 | 0 | 0 | 0 | % |
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