

CROCKER, DORRANCE M JR  
 THORNE, MINDY L  
 110 GREENFIELD LANE  
 NORTH WATERBORO ME 04061

B5277P220 B17880P900 B18171P579 B18685P66 B18940P729

Previous Owner  
 DISARRO, DAVID R  
 110 GREENFIELD ROAD

NORTH WATERBORO ME 04061  
 Sale Date: 1/11/2023

Previous Owner  
 FACTOR, ALAN G  
 FACTOR, CONSTANCE L  
 37 COBBLESTONE DRIVE  
 HUDSON NH 30351  
 Sale Date: 1/28/2022

Previous Owner  
 MATTHEW TAYLOR PROPERTIES LLC  
 828 LIMERICK ROAD

ARUNDEL ME 04046  
 Sale Date: 5/27/2021

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

21.0705 - changed lot from secondary to regular, added .5 site improvement for septic system, added 28x48 1st/b, 20% incomplete, check 2022 -sb

22.0628 - removed incomplete, added 4x5 OP, 4x4 deck -sb

24.0227 - added 2 basement bedrooms; 408 sf fin basement area - vw

Waterboro

Property Data			Assessment Record						
Neighborhood <b>2 LAC EAST</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	15,000	0	0	15,000		
1ST MORTGAGE <b>0</b>			2013	15,000	0	0	15,000		
2ND MORTGAGE <b>0</b>			2014	15,000	0	0	15,000		
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	15,000	0	0	15,000		
Secondary Zone			2016	7,500	0	0	7,500		
Topography <b>4 Below Street</b>			2017	7,500	0	7,500	0		
1.Level 4.Below St 7.Steep			2018	7,500	0	0	7,500		
2.Rolling 5.Low 8.Wet			2019	7,500	0	0	7,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	7,500	0	0	7,500		
Utilities <b>9 No Water/No Sewer</b>			2021	8,300	0	0	8,300		
1.Public 4.Improve 7.Improve			2022	27,000	144,400	0	171,400		
2.Water 5.Improve 8.			2023	29,700	203,900	0	233,600		
3.Sewer 6.Improve 9.None			2024	33,300	229,000	0	262,300		
Street <b>3 Gravel</b>			2025	37,500	321,400	0	358,900		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date <b>1/11/2023</b>			15.Misc			%		5.Access or Rear	
Price <b>359,000</b>						%		6.Restriction	
Sale Type <b>2 Land &amp; Buildings</b>						%		7.Open Space	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.View/Environ	
2.L & B 5.Other 8.				16.Regular Lot	16	1	100 %	0	9.Fract Share
3.Building 6. 9.			17.Secondary Lot			%		<b>Acres</b>	
Financing <b>9 Unknown</b>			18.Excess Land			%		30.Rear (201+)	
1.Convent 4.Seller 7.			19.Condominium			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			20.Pavement			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown						%		33.Orchard	
Validity <b>1 Arms Length Sale</b>						%		34.Frontage	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	46	0.50	100 %	0	36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		37.Softwood	
Verified <b>5 Public Record</b>			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			<b>Total Acreage</b>		0.00			46.Site Improve	

## Waterboro

Map Lot 042-00A-292

Account 2662

Location 110 GREENFIELD ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>2 Ranch</b>			SF Bsmt Living	<b>408</b>			Layout	<b>1 Typical</b>		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>4 100</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% 1 Hot Water BB</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>1 One 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>8 Aluminum/Vinyl</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>4 Good 100%</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>1344</b>		
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition	<b>6 Good</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>0</b>			2.Fair	5.Avg+	8.Exc	
OPEN-3-	<b>0</b>			# Bedrooms	<b>5</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>2021</b>			# Half Baths	<b>0</b>			Funct. % Good	<b>100%</b>		
Year Remodeled	<b>0</b>			# Addn Fixtures	<b>0</b>			Functional Code	<b>9 None</b>		
Foundation	<b>1 Concrete</b>			# Fireplaces	<b>0</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>0</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	

28.0'



48.0'



Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	20	0 0	0	0	% 0	%	1.One Story Fram
68 Wood Deck	0	16	0 0	0	0	% 0	%	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