

CASWELL, BRUCE A & DAWN M
CASWELL, JANET L
117 GREEN ST APT 5
SOMERSWORTH NH 03878

B14729P156157 B16945P787 B16945P789 B17383P565

Previous Owner
CASWELL, BRUCE A
CASWELL, JANET L
11 DARLING WAY
WATERBORO ME 04087
Sale Date: 11/07/2022

Previous Owner
DARLING VANESSA
11 DARLING WAY

WATERBORO ME 04087
Sale Date: 10/18/2022

Previous Owner
DARLING VANESSA
11 DARLING WAY

WATERBORO ME 04087 3259
Sale Date: 12/13/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
23.1121 - removed land influence factor for topography - vw
24.0227 - added 1044sf fin basement, fireplace, 2 bathrooms
per 2022 real estate listing info - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 62 SAND CROSSING RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	59,500	144,100	10,000	193,600		
1ST MORTGAGE 0			2013	59,500	144,100	10,000	193,600		
2ND MORTGAGE 0			2014	59,500	144,100	10,000	193,600		
Zone/Land Use 31 Agricultural/Residential			2015	59,500	144,100	10,000	193,600		
Secondary Zone			2016	50,300	144,100	15,000	179,400		
Topography 1 Level			2017	50,300	144,100	15,000	179,400		
1.Level 4.Below St 7.Steep			2018	50,300	144,100	20,000	174,400		
2.Rolling 5.Low 8.Wet			2019	50,300	144,100	20,000	174,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	50,300	144,100	20,000	174,400		
Utilities 9 No Water/No Sewer			2021	55,300	144,100	24,500	174,900		
1.Public 4.Improve 7.Improve			2022	60,400	158,500	25,000	193,900		
2.Water 5.Improve 8.			2023	66,400	175,800	25,000	217,200		
3.Sewer 6.Improve 9.None			2024	74,400	197,400	0	271,800		
Street 3 Gravel			2025	108,600	329,400	0	438,000		
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 11/07/2022			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot		Square Feet				7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 2 Related Parties							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreege/Sites				33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.84	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	0.92	100	%	0	35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			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		2.76				44.Utility ROW
									45.Camp Lot
									46.Site Improve

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Map Lot 001-025-001

Account 4836

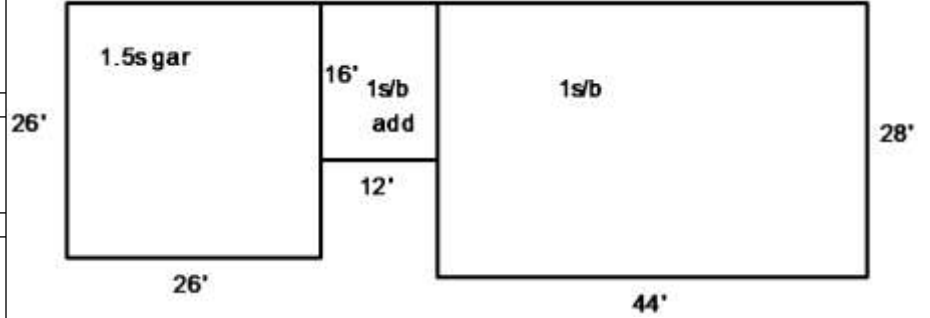
Location 11 DARLING WAY

Card 1

Of 1

9/25/2024

Building Style 2 Ranch	SF Bsmt Living 1044	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 0	
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 100% 3 Heat Pump	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 8 Aluminum/Vinyl	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 100%	
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) 1232	
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 8 Excellent	
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G	
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc	
OPEN-3- 0	# Bedrooms 3	3.Avg- 6.Good 9.Same	
OPEN-4- 0	# Full Baths 3	Phys. % Good 100%	
Year Built 2005	# Half Baths 0	Funct. % Good 100%	
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None	
Foundation 1 Concrete	# Fireplaces 1	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	
1 One Story Frame	0	192	0 0	0	0	% 0	%	1.One Story Fram
27 Unfin Basement	0	192	0 0	0	0	% 0	%	2.Two Story Fram
47 1.50 ST GAR	0	676	0 0	0	0	% 0	%	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