

VIOLETTE, JAMIE A
2 WOODLAND DR
WATERBORO ME 04087

B11445P310 B15229P815 B15229P817 B15921P881

Previous Owner
PATRICIA M GAMBY REVOCABLE TRST
ATTN: PATRICIA GAMBY TRUSTEE
2 WOODLAND DR
WATERBORO ME 04087
Sale Date: 9/23/2019

Previous Owner
CARLSON PAUL S & NANCY A
2 WOODLAND DRIVE

WATERBORO ME 04087
Sale Date: 12/21/2017

Previous Owner
LAMBERT RENALD A SR & ALICE T
C/O PAUL & NANCY CARLSON
2 WOODLAND DRIVE
WATERBORO ME 04087
Sale Date: 8/20/2010

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood 56 GOODWINS MILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	67,100	177,900	6,000	239,000		
1ST MORTGAGE 0			2013	67,100	177,900	16,000	229,000		
2ND MORTGAGE 0			2014	59,900	0	16,000	43,900		
Zone/Land Use 31 Agricultural/Residential			2015	67,100	177,900	16,000	229,000		
Secondary Zone			2016	57,100	177,900	21,000	214,000		
Topography 2 Rolling			2017	57,100	177,900	21,000	214,000		
1.Level 4.Below St 7.Steep			2018	57,100	177,900	26,000	209,000		
2.Rolling 5.Low 8.Wet			2019	57,100	177,900	0	235,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	57,100	178,800	26,000	209,900		
Utilities 9 No Water/No Sewer			2021	62,800	178,800	0	241,600		
1.Public 4.Improve 7.Improve			2022	68,500	196,600	0	265,100		
2.Water 5.Improve 8.			2023	75,300	218,100	0	293,400		
3.Sewer 6.Improve 9.None			2024	84,400	244,900	25,000	304,300		
Street 1 Paved			2025	103,300	323,100	25,000	401,400		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
Sale Date 9/23/2019			14.Rear Land			%		4.Size/Shape	
Price 291,000			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		6.Restriction	
1.Land 4.Mobile 7.						%		7.Open Space	
2.L & B 5.Other 8.			Square Foot	Square Feet				8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing 9 Unknown			17.Secondary Lot			%		Acres	
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 1 Arms Length Sale						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				34.Frontage	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.38	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		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		1.38			44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 002-009-003A

Account 4409

Location 2 WOODLAND DRIVE

Card 1

Of 1

9/25/2024

Building Style	1 Conventional			SF Bsmt Living	0	Layout	1 Typical				
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	0 0	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					
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat					
Dwelling Units 1				2.HWCI	6.GravWA	10.	Attic	0			
Other Units 0				3.HWRAD	7.Electric	11.	1.1/4 Fin	4.Full Fin	7.1/4 Unfi		
Stories	1 One Story			4.Steam	8.F/WallM	12.	2.1/2 Fin	5.FI/Stair	8.		
1.1	4.1.50	7.1.25		Cool Type	0%	9 None			3.3/4 Fin	6.1/2 Unfi	9.None
2.2	5.1.75	8.		1.Refrig	4.W&C Air	7.	Insulation	1 Full			
3.3	6.2.50	9.		2.Evapor	5.	8.	1.Full	4.Minimal	7.		
Exterior Walls 8 Aluminum/Vinyl				3.H Pump	6.	9.None	2.Heavy	5.Unk	8.		
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	2 Typical			3.Capped	6.	9.None	
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Unfinished %	0%			
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.	Grade & Factor	3 Average 110%			
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None	1.E Grade	4.B Grade	7.AAA Grad		
Roof Surface 1 Asphalt Shingles				Bath(s) Style	2 Typical Bath(s)			2.D Grade	5.A Grade	8.	
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	3.C Grade	6.AA Grade	9.Same		
2.Slate	5.Wood	8.		2.Typical	5.	8.	SQFT (Footprint) 1574				
3.Metal	6.Other	9.		3.Old Type	6.	9.None	Condition 8 Excellent				
SF Masonry Trim 0				# Rooms	6			1.Poor	4.Avg	7.V G	
OPEN-3- 0				# Bedrooms	4			2.Fair	5.Avg+	8.Exc	
OPEN-4- 0				# Full Baths	2			3.Avg-	6.Good	9.Same	
Year Built 2008				# Half Baths	0			Phys. % Good 0%			
Year Remodeled 0				# Addn Fixtures	1			Funct. % Good 100%			
Foundation 1 Concrete				# Fireplaces	0			Functional Code 9 None			
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>							
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 0											
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	
21 Open Frame	0	72	0 0	0	0	0 %	0 %	1.One Story Fram
23 Frame Garage	0	576	0 0	0	0	0 %	0 %	2.Two Story Fram
68 Wood Deck	0	192	0 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

