

CLAYPOOL, JENNIFER A
22 WOODLAND DRIVE
WATERBORO ME 04087

B12431P345 B16661P379 B16965P519 B16989P36

Previous Owner
CLAYPOOL CHRISTOPHER K & JENNIFER A(JT)
22 WOODLAND DR

WATERBORO ME 04087 3044
Sale Date: 6/05/2023

Previous Owner
MINERVINO ENRICO GENE
ATTN: CHRISTOPHER & JENNIFER CLAYPOOL
22 WOODLAND DR
WATERBORO ME 04087 3044
Sale Date: 1/05/2018

Previous Owner
SECRETARY OF HOUSING & URBAN DEVELOPMENT
C/O ENRICO GENE MINERVINO

WATERBORO ME 04087
Sale Date: 6/29/2015

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 57 WOODLAND RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	69,200	209,500	10,000	268,700		
1ST MORTGAGE 0			2013	69,200	209,500	10,000	268,700		
2ND MORTGAGE 0			2014	69,200	209,500	10,000	268,700		
Zone/Land Use 31 Agricultural/Residential			2015	69,200	209,500	10,000	268,700		
Secondary Zone			2016	58,800	209,500	0	268,300		
Topography 1 Level			2017	58,800	209,500	0	268,300		
1.Level 4.Below St 7.Steep			2018	58,800	209,500	0	268,300		
2.Rolling 5.Low 8.Wet			2019	58,800	209,500	0	268,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,800	210,900	0	269,700		
Utilities 9 No Water/No Sewer			2021	64,700	210,900	0	275,600		
1.Public 4.Improve 7.Improve			2022	70,500	232,000	0	302,500		
2.Water 5.Improve 8.			2023	77,600	257,300	0	334,900		
3.Sewer 6.Improve 9.None			2024	87,000	289,000	0	376,000		
Street 1 Paved			2025	106,400	398,000	25,000	479,400		
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	
			14.Rear Land					4.Size/Shape	
Sale Date 6/05/2023			15.Misc					5.Access or Rear	
Price								6.Restriction	
Sale Type 2 Land & Buildings								7.Open Space	
1.Land 4.Mobile 7.			Square Foot		Square Feet			8.View/Environ	
2.L & B 5.Other 8.			16.Regular Lot					9.Fract Share	
3.Building 6. 9.			17.Secondary Lot					Acres	
Financing 9 Unknown			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 2 Related Parties			Fract. Acre		Acreege/Sites			34.Frontage	
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.86	100	0	35.Triangular Lot	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr					36.Commercial	
3.Distress 6.Exempt 9.			23.Non Conforming					37.Softwood	
Verified 5 Public Record			Acres					38.Mixed Wood	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)					39.Hardwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)					40.Wasteland	
3.Lender 6.MLS 9.			26.Excess					41.Gravel Pit (Ac	
			27.Rear (1-100)					42.Mobile Home Si	
			28.Rear (101-150)					43.Condo Site	
			29.Rear (151-200)					44.Utility ROW	
			Total Acreage		1.86			45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 002-009-006A

Account 4412

Location 22 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
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100% 1 Hot Water BB	3.Not func
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units 1			2.HWCI	6.GravWA	10.
Other Units 0			3.HWRAD	7.Electric	11.
Stories		2 Two Story	4.Steam	8.F/WallM	12.
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.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls		8 Alumunum/Vinyl	3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style		2 Typical
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface		1 Asphalt Shingles	Bath(s) Style		2 Typical Bath(s)
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim		0	# Rooms	7	
OPEN-3-		0	# Bedrooms	4	
OPEN-4-		0	# Full Baths	0	
Year Built		2002	# Half Baths	2	
Year Remodeled		0	# Addn Fixtures	1	
Foundation		1 Concrete	# Fireplaces	0	
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; margin-right: 10px;">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			1.Incomp 4.Small 7.Layout 2.O-Built 5.CDU 8.Other 3.Damage 6.Style 9.None Econ. % Good 100% Economic Code None 0.None 3.Services 7. 1.Location 4.Traffic 8. 2.Encroach 9.None 9. Entrance Code 0 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8. 3.Informed 6.Office 9.RS Information Code 0 1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.SNY		

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
4 1 & 1/2 Story Fr	2002	105	0 0	0	0	0 %	0 %
48 1.50 Fr Gar w/fin	2002	484	0 0	0	0	0 %	0 %
68 Wood Deck	2002	320	0 0	0	0	0 %	0 %
27 Unfin Basement	2002	105	0 0	0	0	0 %	0 %
21 Open Frame	2006	192	0 0	0	0	0 %	0 %
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%

