

GOODWIN, CRYSTAL L  
32 GOODWIN DRIVE  
WATERBORO ME 04087

B18991P157

Previous Owner  
GOODWIN, CRYSTAL L  
PO BOX 1213

ALFRED ME 04002  
Sale Date: 3/24/2023

Previous Owner  
CLEARY WILLIAM S  
64 HARRISON AVE

SACO ME 04072 3250  
Sale Date: 3/30/2022

Previous Owner  
BEAN GLENN M SR, ESTATE OF  
C/O SANDRA BERNIER, P. R.  
424 ALFRED ROAD  
SANFORD ME 04073  
Sale Date: 11/13/2006

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
 23.0405 - 0.92ac conveyed to Goodwin, Dana & Diane to create 004-023A-001 B19214/P298 - vw  
 23.0628 - removed 10% land factor, added 16x68 mobile home, 16x68 slab -sb  
 23.1017 - 2.06ac conveyed to Goodwin, Meghan to create 004-023A-003 B19218/P639 - vw  
 23.1116 - removed 0.03 acres and added to 004-023A-001 per corrective deed B19327/P372 - vw  
 24.0909 - removed 0.93ac conveyed to Goodwin, Marissa 004-023A-006/P175; 1.05ac conveyed to Goodwin, Marissa 004-023A-004 B19426/P178; 15.02ac remaining on

Property Data			Assessment Record					
Neighborhood	50 MAIN ST SO. VILL 202/4		Year	Land	Buildings	Exempt	Total	
Tree Growth Year	0		2012	87,000	10,000	0	97,000	
1ST MORTGAGE	0		2013	87,000	10,000	0	97,000	
2ND MORTGAGE	0		2014	87,000	10,000	0	97,000	
Zone/Land Use	21 Village		2015	87,000	10,000	0	97,000	
Secondary Zone			2016	69,700	10,000	0	79,700	
Topography	2 Rolling		2017	69,700	10,000	0	79,700	
1.Level	4.Below St	7.Steep	2018	69,700	10,000	0	79,700	
2.Rolling	5.Low	8.Wet	2019	69,700	10,000	0	79,700	
3.Above St	6.Swampy	9.Lev/Roll	2020	69,700	10,000	0	79,700	
Utilities	9 No Water/No Sewer		2021	76,600	10,000	0	86,600	
1.Public	4.Improve	7.Improve	2022	83,600	11,000	0	94,600	
2.Water	5.Improve	8.	2023	92,000	12,200	0	104,200	
3.Sewer	6.Improve	9.None	2024	109,900	54,100	0	164,000	
Street	2 Semi-Improved		2025	134,000	53,600	0	187,600	
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	
			14.Rear Land			%	3.Topography	
Sale Date	3/24/2023		15.Misc			%	4.Size/Shape	
Price	5,000					%	5.Access or Rear	
Sale Type	1 Land Only					%	6.Restriction	
1.Land	4.Mobile	7.	Square Foot	Square Feet			7.Open Space	
2.L & B	5.Other	8.	16.Regular Lot			%	8.View/Environ	
3.Building	6.	9.	17.Secondary Lot			%	9.Fract Share	
Financing	9 Unknown		18.Excess Land			%	Acres	
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	4 Split/Assemblage					%	33.Orchard	
1.Valid	4.Split	7.Renovate	Fract. Acre	Acreage/Sites			34.Frontage	
2.Related	5.Partial	8.Other	21.Homesite (Frac	22	1.00	100 %	0	
3.Distress	6.Exempt	9.	22.Vacant Lot (Fr	24	10.00	100 %	0	
Verified	5 Public Record		23.Non Conforming	25	4.02	100 %	0	
1.Buyer	4.Agent	7.Family	Acres			%		
2.Seller	5.Pub Rec	8.Other	24.Excess ( 5-10)			%		
3.Lender	6.MLS	9.	25.Excess (10+)			%		
			26.Excess			%		
			27.Rear (1-100)			%		
			28.Rear (101-150)			%		
			29.Rear (151-200)			%		
			Total Acreage		15.02			43.Condo Site
							44.Utility ROW	
							45.Camp Lot	
							46.Site Improve	

