

WATERBORO LAND TRUST INC  
PO BOX 282  
NO WATERBORO ME 04061

B2760P342 B16814P931 B17202P293

Previous Owner  
MacDONALD, DEBBIE  
169 PORTLAND AVE

OLD ORCHARD BEACH ME 04064  
Sale Date: 3/22/2016

Previous Owner  
SWAIN EVANGELINE B.  
C/O DEBBIE MACDONALD  
169 PORTLAND AVE  
OLD ORCHARD BEACH ME 04064  
Sale Date: 5/06/2014

Previous Owner  
TEWKSBURY FLORENCE ET AL  
KINNEY GWENDOLYN H  
39 MAPLE LANE  
KNOX ME 04986  
Sale Date: 2/04/2014

Inspection Witnessed By:

X	Date	
No./Date	Description	Date Insp.

Notes:  
2016.0930 missed exemption so added it- rk

Waterboro

Property Data			Assessment Record						
Neighborhood <b>36 BENNETT HILL RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	97,900	0	0	97,900		
1ST MORTGAGE <b>0</b>			2013	97,900	0	0	97,900		
2ND MORTGAGE <b>0</b>			2014	97,900	0	0	97,900		
Zone/Land Use <b>40 Conservation</b>			2015	97,900	0	0	97,900		
Secondary Zone			2016	57,300	0	0	57,300		
			2017	57,300	0	0	57,300		
Topography <b>1 Level</b>			2018	57,300	0	57,300	0		
			2019	57,300	0	57,300	0		
1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Wet 3.Above St 6.Swampy 9.Lev/Roll			2020	57,300	0	57,300	0		
Utilities <b>9 No Water/No Sewer</b>			2021	63,100	0	63,100	0		
1.Public 4.Improve 7.Improve 2.Water 5.Improve 8. 3.Sewer 6.Improve 9.None			2022	68,800	0	68,800	0		
Street <b>9 TG PLAN YEAR</b>			2023	75,700	0	75,700	0		
1.Paved 4.Proposed 7.ROW 2.Semi Imp 5.Pvt 8.None 3.Gravel 6.Aband 9.TG PLAN			2024	84,800	0	84,800	0		
LAND USE <b>0</b>			2025	98,900	0	98,900	0		
BUILDING USE <b>0</b>			<b>Land Data</b>						
<b>Sale Data</b>			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
Sale Date <b>3/22/2016</b>			11.Ossipee WF						1.Unimproved
Price <b>65,000</b>			12.Arrowhead WF						2.Excess Ftg /De
Sale Type <b>1 Land Only</b>			13.Waterfront						3.Topography
1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.			14.Rear Land						4.Size/Shape
Financing <b>9 Unknown</b>			15.Misc						5.Access or Rear
1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown									6.Restriction
Validity <b>5 Partial Interest</b>			<b>Square Foot</b>		<b>Square Feet</b>				7.Open Space
1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.			<b>16.Regular Lot</b>						8.View/Environ
Verified <b>5 Public Record</b>			<b>17.Secondary Lot</b>						9.Fract Share
1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			<b>18.Excess Land</b>						<b>Acres</b>
			<b>19.Condominium</b>						30.Rear (201+)
			<b>20.Pavement</b>						31.Tillable/Horti
			<b>Fract. Acre</b>						32.Pasture
			<b>21.Homesite (Frac)</b>	22	10.00	70 %	1		33.Orchard
			<b>22.Vacant Lot (Fr</b>	24	10.00	50 %	3		34.Frontage
			<b>23.Non Conforming</b>	25	20.00	50 %	3		35.Triangular Lot
			<b>Acres</b>	26	34.00	50 %	3		36.Commercial
			<b>24.Excess ( 5-10)</b>						37.Softwood
			<b>25.Excess (10+)</b>						38.Mixed Wood
			<b>26.Excess</b>						39.Hardwood
			<b>27.Rear (1-100)</b>						40.Wasteland
			<b>28.Rear (101-150)</b>						41.Gravel Pit (Ac
			<b>29.Rear (151-200)</b>						42.Mobile Home Si
			<b>Total Acreage</b>		<b>74.00</b>				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

**Waterboro**

Map Lot 005-025

Account 451

Location BENNETT HILL ROAD

Card 1

Of 1

9/23/2024

Building Style <b>0</b>	SF Bsmt Living <b>0</b>	Layout <b>0</b>
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade <b>0 0</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% 0</b>	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>0</b>
Dwelling Units <b>0</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>0</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>0</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>0 Wood Siding</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style <b>0</b>	Unfinished % <b>0%</b>
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor <b>0 0%</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>0</b>	Bath(s) Style <b>0</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>0</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>0</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>0</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>0</b>	Phys. % Good <b>0%</b>
Year Built <b>0</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>0</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>0</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>0</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



Date Inspected

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	1.One Story Fram
					%	%	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