

INMAN, JEFFREY D  
15 RHODE ISLAND AVENUE  
SOUTH PORTLAND ME 04106

B2808P252 B17734P377 B18109P141 B18109P143

Previous Owner  
INMAN, DAVID  
INMAN, JANE H  
12 SHEPHERD LANE  
PORTLAND ME 04103  
Sale Date: 5/08/2024

Previous Owner  
HOBBS LIVING TRUST, DATED JUNE 12, 2018  
HOBBS, BONITA & INMAN, JANE H.  
4 SMUGGLERS COVE ROAD  
CAPE ELIZABETH ME 04107  
Sale Date: 11/26/2019

Previous Owner  
HOBBS JEFFREY R & FRANK H JR & JANE H INMAN  
12 SHEPHERD LN  
PORTLAND ME 04103  
Sale Date: 6/12/2018

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>53 OSS�PEE HILL RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	129,700	13,900	0	143,600		
1ST MORTGAGE <b>0</b>			2013	129,700	13,900	0	143,600		
2ND MORTGAGE <b>0</b>			2014	129,700	13,900	0	143,600		
Zone/Land Use <b>40 Conservation</b>			2015	129,700	13,900	0	143,600		
Secondary Zone			2016	104,100	13,900	0	118,000		
Topography <b>2 Rolling</b>			2017	104,100	13,900	0	118,000		
1.Level 4.Below St 7.Steep			2018	104,100	13,900	0	118,000		
2.Rolling 5.Low 8.Wet			2019	104,100	13,900	0	118,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	104,100	13,900	0	118,000		
Utilities <b>9 No Water/No Sewer</b>			2021	114,500	13,900	0	128,400		
1.Public 4.Improve 7.Improve			2022	124,900	15,300	0	140,200		
2.Water 5.Improve 8.			2023	137,400	16,900	0	154,300		
3.Sewer 6.Improve 9.None			2024	154,000	19,000	0	173,000		
Street <b>3 Gravel</b>			2025	206,600	18,200	0	224,800		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>					Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
<b>Sale Data</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Date <b>5/08/2024</b>			13.Waterfront			%		3.Topography	
Price			14.Rear Land			%		4.Size/Shape	
Sale Type <b>2 Land &amp; Buildings</b>			15.Misc			%		5.Access or Rear	
1.Land 4.Mobile 7.						%		6.Restriction	
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>				7.Open Space	
3.Building 6. 9.				16.Regular Lot			%	8.View/Environ	
Financing <b>9 Unknown</b>			17.Secondary Lot			%		9.Fract Share	
1.Convent 4.Seller 7.			18.Excess Land			%		<b>Acres</b>	
2.FHA/VA 5.Private 8.			19.Condominium			%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		31.Tillable/Horti	
Validity <b>2 Related Parties</b>						%		32.Pasture	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				33.Orchard	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	10.00	100 %	0	34.Frontage	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	10.00	100 %	0	35.Triangular Lot	
Verified <b>5 Public Record</b>			23.Non Conforming	25	20.00	100 %	0	36.Commercial	
1.Buyer 4.Agent 7.Family			<b>Acres</b>	26	35.00	100 %	0	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	
			<b>Total Acreage</b>		75.00			44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

## Waterboro

Map Lot 007-016

Account 655

Location 60 KNIGHT ROAD

Card 1 Of 1 9/23/2024

Building Style <b>0</b> 1.Conv 5.Garr/Col 9.Other 2.Ranch 6.Split 10.Mohome 3.R Ranch 7.Contemp/ 11.Condo 4.Cape 8.Log 12. Dwelling Units <b>0</b> Other Units <b>0</b> Stories <b>0</b> 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9. Exterior Walls <b>0 Wood Siding</b> 0.Wood 4.Asb/Asph 8.Alum/Vin 1.Wood 5.T-111 9.Other 2.Wd Sh 6.Br/St 11. 3.Compos. 7.Nov 12. Roof Surface <b>0</b> 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9. SF Masonry Trim <b>0</b> OPEN-3- <b>0</b> OPEN-4- <b>0</b> Year Built <b>0</b> Year Remodeled <b>0</b> Foundation <b>0</b> 1.Concrete 4.Wood 7. 2.C Block 5.Slab 8. 3.Br/Stone 6.Prs/Post 9. Basement <b>0</b> 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 <b>0</b> Wet Basement <b>0</b> 1.Dry 4. 7. 2.Damp 5. 8. 3.Wet 6. 9.	SF Bsmt Living <b>0</b> Fin Bsmt Grade <b>0 0</b> OPEN 5 OPTIONAL <b>0</b> Heat Type <b>100% 0</b> 1.HWBB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.HWRAD 7.Electric 11. 4.Steam 8.F/WallM 12. Cool Type <b>0% 9 None</b> 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style <b>0</b> 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style <b>0</b> 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms <b>0</b> # Bedrooms <b>0</b> # Full Baths <b>0</b> # Half Baths <b>0</b> # Addn Fixtures <b>0</b> # Fireplaces <b>0</b>	Layout <b>0</b> 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. Attic <b>0</b> 1.1/4 Fin 4.Full Fin 7.1/4 Unfi 2.1/2 Fin 5.FI/Stair 8. 3.3/4 Fin 6.1/2 Unfi 9.None Insulation <b>0</b> 1.Full 4.Minimal 7. 2.Heavy 5.Unk 8. 3.Capped 6. 9.None Unfinished % <b>0%</b> Grade & Factor <b>0 0%</b> 1.E Grade 4.B Grade 7.AAA Grad 2.D Grade 5.A Grade 8. 3.C Grade 6.AA Grade 9.Same SQFT (Footprint) <b>0</b> Condition <b>0</b> 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good <b>0%</b> Funct. % Good <b>100%</b> Functional Code <b>9 None</b> 1.Incomp 4.Small 7.Layout 2.O-Built 5.CDU 8.Other 3.Damage 6.Style 9.None Econ. % Good <b>100%</b> Economic Code <b>None</b> 0.None 3.Services 7. 1.Location 4.Traffic 8. 2.Encroach 9.None 9. Entrance Code <b>5 Estimated</b> 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8. 3.Informed 6.Office 9.RS Information Code <b>5 Estimate</b> 1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.SNY
<div style="display: flex; justify-content: center; align-items: center; gap: 20px;"> <div style="border: 2px solid teal; padding: 10px; font-size: 2em; font-weight: bold; letter-spacing: 2px;">T</div> <div style="font-size: 2em; font-weight: bold; letter-spacing: 2px;">TRIO</div> </div>		
Date Inspected 10/27/2005		

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
121 CAMP/CABIN	1948	608	3 100	4	50 %	100 %	
21 Open Frame	0	240	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
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					%	%	

