

HUGHES SHAWN E
 HUGHES, CRISTEL L
 PO BOX 432
 WATERBORO ME 04087

B14861P425 B15709P754 B15753P973

Previous Owner
 THE BANK OF NEW YORK MELLON
 C/O BANK OF AMERICA
 PO BOX 5170
 SIMI VALLEY CA 93065
 Sale Date: 11/04/2009

Previous Owner
 NASON JOSEPH R JR & IRISH E
 29 NASON LN
 DAYTON ME 04005 7155
 Sale Date: 8/24/2009

Previous Owner
 SOUTHERN MAINE HOMES
 1801ALFRED ROAD

LYMAN ME
 Sale Date: 4/09/2007

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data		
Neighborhood	75 BLUEBERRY RD	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	31 Agricultural/Residential	
Secondary Zone		
Topography	1 Level	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	3 Gravel	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	11/04/2009	
Price	175,000	
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	1 Conventional	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	3 Distressed Sale	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	1 Buyer	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2012	69,100	180,600	0	249,700
2013	69,100	180,600	0	249,700
2014	69,100	180,600	0	249,700
2015	69,100	180,600	0	249,700
2016	58,700	180,600	0	239,300
2017	58,700	180,600	0	239,300
2018	58,700	180,600	0	239,300
2019	58,700	180,600	0	239,300
2020	58,700	180,600	0	239,300
2021	64,600	180,600	0	245,200
2022	70,500	198,700	0	269,200
2023	77,500	220,400	0	297,900
2024	86,900	247,500	0	334,400
2025	106,300	337,500	0	443,800

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF				%		1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear (201+)
				%		31.Tillable/Horti
				%		32.Pasture
				%		33.Orchard
				%		34.Frontage
				%		35.Triangular Lot
				%		36.Commercial
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.Gravel Pit (Ac
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Utility ROW
				%		45.Camp Lot
				%		46.Site Improve
Total Acreage		1.84				

Waterboro

Map Lot 009-018B


Account 991

Location 22 COYNE ROAD

Card 1

Of 1

9/23/2024

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			3.Not func	6.	9.											
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat		Attic	0												
Dwelling Units 1			2.HWCI	6.GravWA	10.		1.1/4 Fin	4.Full Fin	7.1/4 Unfi												
Other Units 0			3.HWRAD	7.Electric	11.		2.1/2 Fin	5.FI/Stair	8.												
Stories 2 Two Story			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	0% 9 None			Insulation	1 Full												
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 1 Wood Siding			3.H Pump	6.	9.None		3.Capped	6.	9.None												
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	2 Typical			Unfinished % 0%													
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.		Grade & Factor 3 Average 105%													
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 1 Asphalt Shingles			Bath(s) Style	2 Typical Bath(s)			3.C Grade			6.AA Grade	9.Same										
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.		SQFT (Footprint) 832													
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition 8 Excellent													
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G											
SF Masonry Trim 0			# Rooms	9			2.Fair	5.Avg+	8.Exc												
OPEN-3- 0			# Bedrooms	3			3.Avg-	6.Good	9.Same												
OPEN-4- 0			# Full Baths	1			Phys. % Good 0%														
Year Built 2006			# Half Baths	1			Funct. % Good 100%														
Year Remodeled 0			# Addn Fixtures	0			Functional Code 1 Incomplete														
Foundation 1 Concrete			# Fireplaces	0			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		Econ. % Good 100%						
3.Br/Stone	6.Prs/Post	9.									Economic Code None			0.None	3.Services	7.					
Basement 4 Full Basement											1.Location	4.Traffic	8.								
1.1/4 Bmt	4.Full Bmt	7.																2.Encroach	9.None	9.	
2.1/2 Bmt	5.None	8.																Entrance Code 0			
3.3/4 Bmt	6.	9.None																1.Interior	4.Vacant	7.	
Bsmt Gar # Cars 0											2.Refusal	5.Estimate	8.								
Wet Basement 1 Dry Basement											3.Informed	6.Office	9.RS								
1.Dry	4.	7.																Information Code 0			
2.Damp	5.	8.									1.Owner	4.Agent	7.								
3.Wet	6.	9.									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 Frame	0	416	0 0	0	0	% 0	%	1.One Story Fram
27 Unfin Basement	0	416	0 0	0	0	% 0	%	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

