

CALDWELL SARAH R  
CALDWELL, SEAN (JT)  
21 WLD BERRY LN  
E WATERBORO ME 04030

B14725P410 B17758P553 B17761P772 B17766P350

Previous Owner  
GRANT SHAWN  
36 WEBBER ROAD

EAST WATERBORO ME 04030  
Sale Date: 7/27/2018

Previous Owner  
GRANT CONSTRUCTION INC  
36 WEBBER ROAD

EAST WATERBORO ME 04030  
Sale Date: 7/24/2018

Previous Owner  
FLYNN EDWARD T  
ATTN: SARAH & SEAN CALDWELL  
PO BOX 505  
N WATERBORO ME 04061  
Sale Date: 7/17/2018

Inspection Witnessed By:

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

Notes:

Property Data			Assessment Record						
Neighborhood <b>20 WEBBER RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	61,800	0	0	61,800		
1ST MORTGAGE <b>0</b>			2013	61,800	0	0	61,800		
2ND MORTGAGE <b>0</b>			2014	61,800	0	0	61,800		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	61,800	0	0	61,800		
Secondary Zone			2016	41,000	0	0	41,000		
Topography <b>1 Level</b>			2017	41,000	0	0	41,000		
1.Level 4.Below St 7.Steep			2018	41,000	0	0	41,000		
2.Rolling 5.Low 8.Wet			2019	41,000	0	0	41,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,900	208,000	0	266,900		
Utilities <b>9 No Water/No Sewer</b>			2021	64,800	208,000	24,500	248,300		
1.Public 4.Improve 7.Improve			2022	70,700	228,800	25,000	274,500		
2.Water 5.Improve 8.			2023	77,700	253,700	25,000	306,400		
3.Sewer 6.Improve 9.None			2024	87,100	284,900	25,000	347,000		
Street <b>1 Paved</b>			2025	106,600	397,300	25,000	478,900		
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>			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date <b>7/27/2018</b>			14.Rear Land				%		3.Topography
Price <b>56,000</b>			15.Misc				%		4.Size/Shape
Sale Type <b>1 Land Only</b>							%		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>1 Arms Length Sale</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	1.89	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified <b>5 Public Record</b>			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		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> 1.89						44.Utility ROW
									45.Camp Lot
									46.Site Improve

## Waterboro

Map Lot 011-017-005

Account 4802

Location 21 WILD BERRY LANE

Card 1 Of 1 9/23/2024

Building Style	<b>1 Conventional</b>			SF Bsmt Living	<b>0</b>			Layout	<b>1 Typical</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% 1 Hot Water BB</b>			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic <b>9 None</b>				
Dwelling Units <b>1</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>2 Two Story</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>1 Full</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>8 Aluminum/Vinyl</b>				3.H Pump	6.	9.None	3.Capped 6. 9.None				
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style <b>2 Typical</b>			Unfinished % <b>0%</b>				
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Grade & Factor <b>4 Good 100%</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>1 Asphalt Shingles</b>				Bath(s) Style <b>2 Typical Bath(s)</b>			3.C Grade 6.AA Grade 9.Same				
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	SQFT (Footprint) <b>936</b>				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition <b>8 Excellent</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>6</b>			2.Fair	5.Avg+	8.Exc		
OPEN-3- <b>0</b>				# Bedrooms <b>4</b>			3.Avg-	6.Good	9.Same		
OPEN-4- <b>0</b>				# Full Baths <b>2</b>			Phys. % Good <b>0%</b>				
Year Built <b>2018</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>1 Concrete</b>				# Fireplaces <b>0</b>			1.Incomp	4.Small	7.Layout		
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #00728f; 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 <b>4 Full Basement</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>1 Dry Basement</b>											
1.Dry	4.	7.									
2.Damp	5.	8.									
3.Wet	6.	9.									
Date Inspected 6/05/2019				3.Tenant			4.Agent	7.			
				2.Relative			5.Estimate	8.			



Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
90 BSMT ENTRY	0	35	0 0	0	0	0 %	0 %	1.One Story Fram
68 Wood Deck	0	90	0 0	0	0	0 %	0 %	2.Two Story Fram
68 Wood Deck	0	20	0 0	0	0	0 %	0 %	3.Three Story Fr
68 Wood Deck	0	12	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
80 1S GAR/BSMT	0	0	0 0	0	0	0 %	0 %	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