

CONLEY, NICHOLAS T
 CONLEY, EMILY J
 2 MAIN STREET
 BIDDEFORD ME 04005
 B13054P178 B19260P94
 Previous Owner
 BLACK GENE D
 BLACK, EILEEN F
 125 SHERBROOK DR
 GOSHEN CT 06756-1905
 Sale Date: 6/22/2023

Property Data			Assessment Record						
Neighborhood 31 BROOKSIDE DR			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	61,800	0	0	61,800		
1ST MORTGAGE 0			2013	61,800	0	0	61,800		
2ND MORTGAGE 0			2014	61,800	0	0	61,800		
Zone/Land Use 31 Agricultural/Residential			2015	61,800	0	0	61,800		
Secondary Zone			2016	41,900	0	0	41,900		
Topography 2 Rolling			2017	41,900	0	0	41,900		
1.Level 4.Below St 7.Steep			2018	41,900	0	0	41,900		
2.Rolling 5.Low 8.Wet			2019	41,900	0	0	41,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	41,900	0	0	41,900		
Utilities 9 No Water/No Sewer			2021	46,100	0	0	46,100		
1.Public 4.Improve 7.Improve			2022	50,300	0	0	50,300		
2.Water 5.Improve 8.			2023	55,300	0	0	55,300		
3.Sewer 6.Improve 9.None			2024	62,000	0	0	62,000		
Street 3 Gravel			2025	80,900	0	0	80,900		
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
Sale Date 6/22/2023			14.Rear Land				%		3.Topography
Price 118,000			15.Misc				%		4.Size/Shape
Sale Type 1 Land Only							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet					6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing 9 Unknown			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity 1 Arms Length Sale			Fract. Acre	Acreege/Sites					32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	22	2.00	95	%	4	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	27	3.87	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified 5 Public Record			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			Total Acreage		5.87				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Inspection Witnessed By:

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

Notes:

Waterboro

Map Lot 011-042D

Account 1349

Location 31 MILE DRIVE

Card 1

Of 1

9/23/2024

Building Style 0			SF Bsmt Living 0			Layout 0					
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% 0			3.Not func 6. 9.					
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic 0					
Dwelling Units 0			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 0			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 0					
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 0 Wood Siding			3.H Pump	6.	9.None	3.Capped 6. 9.None					
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style 0			Unfinished % 0%					
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor 0 0%					
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 0			Bath(s) Style 0			3.C Grade 6.AA Grade 9.Same					
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint) 0					
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition 0					
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor 4.Avg 7.V G					
SF Masonry Trim 0			# Rooms 0			2.Fair 5.Avg+ 8.Exc					
OPEN-3- 0			# Bedrooms 0			3.Avg- 6.Good 9.Same					
OPEN-4- 0			# Full Baths 0			Phys. % Good 0%					
Year Built 0			# Half Baths 0			Funct. % Good 100%					
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None					
Foundation 0			# Fireplaces 0			1.Incomp 4.Small 7.Layout					
1.Concrete	4.Wood	7.									
2.C Block	5.Slab	8.							2.O-Built 5.CDU 8.Other		
3.Br/Stone	6.Prs/Post	9.							3.Damage 6.Style 9.None		
Basement 0									Econ. % Good 100%		
1.1/4 Bmt	4.Full Bmt	7.							Economic Code None		
2.1/2 Bmt	5.None	8.							0.None 3.Services 7.		
3.3/4 Bmt	6.	9.None							1.Location 4.Traffic 8.		
Bsmt Gar # Cars 0									2.Encroach 9.None 9.		
Wet Basement 0									Entrance Code 0		
1.Dry	4.	7.							1.Interior 4.Vacant 7.		
2.Damp	5.	8.	2.Refusal 5.Estimate 8.								
3.Wet	6.	9.	3.Informed 6.Office 9.RS								
Date Inspected			Information Code 0			1.Owner 4.Agent 7.					
						2.Relative 5.Estimate 8.					
						3.Tenant 6.Other 9.SNY					
Additions, Outbuildings & Improvements								1.One Story Fram			
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	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			