

WOODSON WILLIAM N
85 CLARKS BRIDGE RD
NORTH WATERBORO ME 04061

B1196P156 B17547P154

Previous Owner
MACALPINE JONATHAN & ANDREA B STODDARD
ATTN: WILLIAM N WOODSON
85 CLARKS BRIDGE ROAD
NORTH WATERBORO ME 04061
Sale Date: 8/28/2017

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 86 CLARKS BRIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	62,000	55,200	0	117,200		
1ST MORTGAGE 0			2013	62,000	55,200	0	117,200		
2ND MORTGAGE 0			2014	62,000	55,200	0	117,200		
Zone/Land Use 31 Agricultural/Residential			2015	62,000	55,200	0	117,200		
Secondary Zone			2016	52,700	53,400	0	106,100		
Topography 4 Below Street			2017	52,700	53,400	0	106,100		
1.Level 4.Below St 7.Steep			2018	52,700	53,400	0	106,100		
2.Rolling 5.Low 8.Wet			2019	52,700	53,400	0	106,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	52,700	53,400	0	106,100		
Utilities 9 No Water/No Sewer			2021	58,000	53,400	0	111,400		
1.Public 4.Improve 7.Improve			2022	63,300	58,800	0	122,100		
2.Water 5.Improve 8.			2023	69,600	65,200	0	134,800		
3.Sewer 6.Improve 9.None			2024	78,000	73,500	0	151,500		
Street 1 Paved			2025	95,400	98,000	0	193,400		
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 8/28/2017			14.Rear Land				%		3.Topography
Price 130,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		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	21	1.80	90	%	6	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		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		1.80				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 013-036


Account 1444

Location 85 CLARKS BRIDGE ROAD

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsm't Living	0	Layout	1 Typical		
1.Conv	5.Garr/Col 9.Other	Fin Bsm't 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% 5 Force Warm Air	3.Not func	6. 9.		
4.Cape	8.Log 12.	1.HWBB	5.FWA 9.No Heat	Attic 4 Full Finished			
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	1 One 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 3 Capped Only			
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 2 Fair 100%			
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 3 Metal		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) 696			
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition 3 Below Average			
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G		
SF Masonry Trim 0		# Rooms	5	2.Fair	5.Avg+ 8.Exc		
OPEN-3- 0		# Bedrooms	2	3.Avg-	6.Good 9.Same		
OPEN-4- 0		# Full Baths	1	Phys. % Good 0%			
Year Built	1960	# Half Baths	0	Funct. % Good 90%			
Year Remodeled	0	# Addn Fixtures	0	Functional Code 5 Cond/Des/Util			
Foundation 3 Brick &/or Stone		# 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 4 Full Basement						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.
Bsm't Gar # Cars 0						2.Encroach	9.None 9.
Wet Basement 2 Damp Basement						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.	2.Tenant	6.Other 9.SNY		

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	224	0 0	0	0	0	%	1.One Story Fram
1 One Story Frame	0	196	0 0	0	0	0	%	2.Two Story Fram
24 Frame Shed	0	96	0 0	0	0	0	%	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

