

COPP ARLEEN A  
MAUREEN H WALSH H  
29 HOLMES ROAD  
WATERBORO ME 04087

B8761P248

Inspection Witnessed By:

| X        |             | Date       |
|----------|-------------|------------|
| No./Date | Description | Date Insp. |
|          |             |            |
|          |             |            |
|          |             |            |

Notes:

Waterboro

| Property Data                           |  |  | Assessment Record    |                      |                  |              |                  |             |                        |
|---|--|--|----------------------|----------------------|------------------|--------------|------------------|-------------|------------------------|
| Neighborhood <b>56 GOODWINS MILL RD</b> |  |  | Year                 | Land                 | Buildings        | Exempt       | Total            |             |                        |
| Tree Growth Year <b>0</b>               |  |  | 2012                 | 48,100               | 78,700           | 10,000       | 116,800          |             |                        |
| 1ST MORTGAGE <b>0</b>                   |  |  | 2013                 | 48,100               | 78,700           | 10,000       | 116,800          |             |                        |
| 2ND MORTGAGE <b>0</b>                   |  |  | 2014                 | 48,100               | 78,700           | 10,000       | 116,800          |             |                        |
| Zone/Land Use <b>21 Village</b>         |  |  | 2015                 | 48,100               | 78,700           | 10,000       | 116,800          |             |                        |
| Secondary Zone                          |  |  | 2016                 | 43,200               | 73,000           | 15,000       | 101,200          |             |                        |
| Topography <b>1 Level</b>               |  |  | 2017                 | 43,200               | 73,000           | 15,000       | 101,200          |             |                        |
| 1.Level 4.Below St 7.Steep              |  |  | 2018                 | 43,200               | 73,000           | 20,000       | 96,200           |             |                        |
| 2.Rolling 5.Low 8.Wet                   |  |  | 2019                 | 43,200               | 73,000           | 20,000       | 96,200           |             |                        |
| 3.Above St 6.Swampy 9.Lev/Roll          |  |  | 2020                 | 43,200               | 73,000           | 20,000       | 96,200           |             |                        |
| Utilities <b>9 No Water/No Sewer</b>    |  |  | 2021                 | 47,500               | 73,000           | 24,500       | 96,000           |             |                        |
| 1.Public 4.Improve 7.Improve            |  |  | 2022                 | 51,800               | 80,300           | 25,000       | 107,100          |             |                        |
| 2.Water 5.Improve 8.                    |  |  | 2023                 | 57,000               | 89,100           | 25,000       | 121,100          |             |                        |
| 3.Sewer 6.Improve 9.None                |  |  | 2024                 | 63,900               | 100,300          | 25,000       | 139,200          |             |                        |
| Street <b>1 Paved</b>                   |  |  | 2025                 | 71,000               | 131,200          | 25,000       | 177,200          |             |                        |
| 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        |                      | <b>Frontage</b>  | <b>Depth</b> | <b>Factor</b>    | <b>Code</b> |                        |
| BUILDING USE <b>0</b>                   |  |  | 12.Arrowhead WF      |                      |                  |              | %                |             | 1.Unimproved           |
| <b>Sale Data</b>                        |  |  | 13.Waterfront        |                      |                  |              | %                |             | 2.Excess Ftg /De       |
| Sale Date                               |  |  | 14.Rear Land         |                      |                  |              | %                |             | 3.Topography           |
| Price                                   |  |  | 15.Misc              |                      |                  |              | %                |             | 4.Size/Shape           |
| Sale Type                               |  |  |                      |                      |                  |              | %                |             | 5.Access or Rear       |
| 1.Land 4.Mobile 7.                      |  |  | <b>Square Foot</b>   | <b>Square Feet</b>   |                  |              | %                |             | 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                               |  |  | 18.Excess Land       |                      |                  |              | %                |             | 9.Fract Share          |
| 1.Convent 4.Seller 7.                   |  |  | 19.Condominium       |                      |                  |              | %                |             | <b>Acres</b>           |
| 2.FHA/VA 5.Private 8.                   |  |  | 20.Pavement          |                      |                  |              | %                |             | 30.Rear (201+)         |
| 3.Assumed 6.Cash 9.Unknown              |  |  |                      |                      |                  |              | %                |             | 31.Tillable/Horti      |
| Validity                                |  |  | <b>Fract. Acre</b>   | <b>Acreege/Sites</b> |                  |              | %                |             | 32.Pasture             |
| 1.Valid 4.Split 7.Renovate              |  |  | 21.Homesite (Frac    | 21                   | 0.26             | 100          | %                | 0           | 33.Orchard             |
| 2.Related 5.Partial 8.Other             |  |  | 22.Vacant Lot (Fr    | 42                   | 1.00             | 100          | %                | 0           | 34.Frontage            |
| 3.Distress 6.Exempt 9.                  |  |  | 23.Non Conforming    |                      |                  |              | %                |             | 35.Triangular Lot      |
| Verified                                |  |  | <b>Acres</b>         |                      |                  |              | %                |             | 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      |
|   |  |  | <b>Total Acreage</b> |                      | 0.26             |              |                  |             | 43.Condo Site          |
|   |  |  |                      |                      |                  |              |                  |             | 44.Utility ROW         |
|   |  |  |                      |                      |                  |              |                  |             | 45.Camp Lot            |
|   |  |  |                      |                      |                  |              |                  |             | 46.Site Improve        |

## Waterboro

Map Lot 021-024

Account 1837

Location 27 HOLMES ROAD

Card 1 Of 1 9/23/2024

|  |   |   |
|--|---|---|
| Building Style <b>2 Ranch</b><br>1.Conv 5.Garr/Col 9.Other<br>2.Ranch 6.Split 10.Mohome<br>3.R Ranch 7.Contemp/ 11.Condo<br>4.Cape 8.Log 12.<br>Dwelling Units <b>1</b><br>Other Units <b>0</b><br>Stories <b>1 One Story</b><br>1.1 4.1.50 7.1.25<br>2.2 5.1.75 8.<br>3.3 6.2.50 9.<br>Exterior Walls <b>8 Aluminum/Vinyl</b><br>0.Wood 4.Asb/Asph 8.Alum/Vin<br>1.Wood 5.T-111 9.Other<br>2.Wd Sh 6.Br/St 11.<br>3.Compos. 7.Nov 12.<br>Roof Surface <b>1 Asphalt Shingles</b><br>1.Asphalt 4.Composit 7.<br>2.Slate 5.Wood 8.<br>3.Metal 6.Other 9.<br>SF Masonry Trim <b>0</b><br>OPEN-3- <b>0</b><br>OPEN-4- <b>0</b><br>Year Built <b>1969</b><br>Year Remodeled <b>0</b><br>Foundation <b>1 Concrete</b><br>1.Concrete 4.Wood 7.<br>2.C Block 5.Slab 8.<br>3.Br/Stone 6.Prs/Post 9.<br>Basement <b>4 Full Basement</b><br>1.1/4 Bmt 4.Full Bmt 7.<br>2.1/2 Bmt 5.None 8.<br>3.3/4 Bmt 6. 9.None<br>Bsmt Gar # Cars <b>0</b><br>Wet Basement <b>3 Wet Basement</b><br>1.Dry 4. 7.<br>2.Damp 5. 8.<br>3.Wet 6. 9. | SF Bsmt Living <b>0</b><br>Fin Bsmt Grade <b>0 0</b><br>OPEN 5 OPTIONAL <b>0</b><br>Heat Type <b>100% 8 Floor/Wall Unit M</b><br>1.HWBB 5.FWA 9.No Heat<br>2.HWCI 6.GravWA 10.<br>3.HWRAD 7.Electric 11.<br>4.Steam 8.Fl/WallM 12.<br>Cool Type <b>0% 9 None</b><br>1.Refrig 4.W&C Air 7.<br>2.Evapor 5. 8.<br>3.H Pump 6. 9.None<br>Kitchen Style <b>2 Typical</b><br>1.Modern 4.Obsolete 7.<br>2.Typical 5. 8.<br>3.Old Type 6. 9.None<br>Bath(s) Style <b>2 Typical Bath(s)</b><br>1.Modern 4.Obsolete 7.<br>2.Typical 5. 8.<br>3.Old Type 6. 9.None<br># Rooms <b>4</b><br># Bedrooms <b>2</b><br># Full Baths <b>1</b><br># Half Baths <b>0</b><br># Addn Fixtures <b>0</b><br># Fireplaces <b>0</b> | Layout <b>1 Typical</b><br>1.Typical 4. 7.<br>2.Inadeq 5. 8.<br>3.Not func 6. 9.<br>Attic <b>0</b><br>1.1/4 Fin 4.Full Fin 7.1/4 Unfi<br>2.1/2 Fin 5.Fl/Stair 8.<br>3.3/4 Fin 6.1/2 Unfi 9.None<br>Insulation <b>3 Capped Only</b><br>1.Full 4.Minimal 7.<br>2.Heavy 5.Unk 8.<br>3.Capped 6. 9.None<br>Unfinished % <b>0%</b><br>Grade & Factor <b>3 Average 100%</b><br>1.E Grade 4.B Grade 7.AAA Grad<br>2.D Grade 5.A Grade 8.<br>3.C Grade 6.AA Grade 9.Same<br>SQFT (Footprint) <b>960</b><br>Condition <b>3 Below Average</b><br>1.Poor 4.Avg 7.V G<br>2.Fair 5.Avg+ 8.Exc<br>3.Avg- 6.Good 9.Same<br>Phys. % Good <b>0%</b><br>Funct. % Good <b>100%</b><br>Functional Code <b>9 None</b><br>1.Incomp 4.Small 7.Layout<br>2.O-Built 5.CDU 8.Other<br>3.Damage 6.Style 9.None<br>Econ. % Good <b>100%</b><br>Economic Code <b>None</b><br>0.None 3.Services 7.<br>1.Location 4.Traffic 8.<br>2.Encroach 9.None 9.<br>Entrance Code <b>0</b><br>1.Interior 4.Vacant 7.<br>2.Refusal 5.Estimate 8.<br>3.Informed 6.Office 9.RS<br>Information Code <b>0</b><br>1.Owner 4.Agent 7.<br>2.Relative 5.Estimate 8.<br>3.Tenant 6.Other 9.SNY |
|--|---|---|



Date Inspected

### Additions, Outbuildings & Improvements

| Type                | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|---------------------|------|-------|-------|------|-------|--------|-------------|
| 22 Encl Frame Porch | 0    | 120   | 0 0   | 0    | 0 %   | 0 %    |             |
| 21 Open Frame       | 0    | 48    | 0 0   | 0    | 0 %   | 0 %    |             |
| 33 Masonry Garage   | 0    | 576   | 0 0   | 0    | 0 %   | 0 %    |             |
| 24 Frame Shed       | 0    | 80    | 0 0   | 0    | 0 %   | 0 %    |             |
|                     |      |       |       |      | %     | %      |             |
|                     |      |       |       |      | %     | %      |             |
|                     |      |       |       |      | %     | %      |             |
|                     |      |       |       |      | %     | %      |             |
|                     |      |       |       |      | %     | %      |             |
|                     |      |       |       |      | %     | %      |             |
|                     |      |       |       |      | %     | %      |             |

- 1.One Story Fram
- 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

