

THOMAS, SARA A
THOMAS, EBEN L
1561 GOODWINS MILLS ROAD
WATERBORO ME 04087

B4077P233 B15891P32 B19300P510

Previous Owner
STUART RONALD L
C/O LINDA HANSCOM
265 CHADBOURE RIDGE ROAD
NORTH WATERBORO ME 04061
Sale Date: 8/24/2023

Previous Owner
CLARK ELIZABETH*
C/O CATHERINE MAY
63 FARVIEW DRIVE
SANFORD ME 04073
Sale Date: 6/18/2010

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 56 GOODWINS MILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	61,700	97,100	0	158,800		
1ST MORTGAGE 0			2013	61,700	97,100	0	158,800		
2ND MORTGAGE 0			2014	61,700	97,100	0	158,800		
Zone/Land Use 21 Village			2015	61,700	97,100	0	158,800		
Secondary Zone			2016	52,400	97,100	0	149,500		
Topography 1 Level			2017	52,400	97,100	0	149,500		
1.Level 4.Below St 7.Steep			2018	52,400	97,100	0	149,500		
2.Rolling 5.Low 8.Wet			2019	52,400	97,100	0	149,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	52,400	97,100	0	149,500		
Utilities 9 No Water/No Sewer			2021	57,700	97,100	0	154,800		
1.Public 4.Improve 7.Improve			2022	62,900	106,800	0	169,700		
2.Water 5.Improve 8.			2023	69,200	118,500	0	187,700		
3.Sewer 6.Improve 9.None			2024	77,600	133,800	0	211,400		
Street 1 Paved			2025	94,900	188,800	0	283,700		
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 8/24/2023			14.Rear Land				%		3.Topography
Price 235,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.90	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		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
			Total Acreage 0.90						44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 021-028

Account 1842

Location 1561 GOODWINS MILLS 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% 5 Force Warm Air			3.Not func	6.	9.			
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat		Attic 5 Floor & Stairs					
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 4 Asbestos/Asphalt			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 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 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) 750					
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 7						2.Fair	5.Avg+	8.Exc		
OPEN-3- 0			# Bedrooms 4						3.Avg-	6.Good	9.Same		
OPEN-4- 0			# Full Baths 1						Phys. % Good 0%				
Year Built 1912			# Half Baths 0						Funct. % Good 100%				
Year Remodeled 0			# Addn Fixtures 0						Functional Code 9 None				
Foundation 3 Brick &/or Stone			# Fireplaces 0						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: #2e7d32; 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.O-Built	5.CDU	8.Other				
2.C Block	5.Slab	8.					3.Damage	6.Style	9.None				
3.Br/Stone	6.Prs/Post	9.					Econ. % Good 100%			Economic Code None			
Basement 1 1/4 Basement							0.None	3.Services	7.				
1.1/4 Bmt	4.Full Bmt	7.								1.Location	4.Traffic	8.	
2.1/2 Bmt	5.None	8.								2.Encroach	9.None	9.	
3.3/4 Bmt	6.	9.None								Entrance Code 0			
Bsmt Gar # Cars 0							1.Interior	4.Vacant	7.				
Wet Basement 1 Dry Basement							2.Refusal	5.Estimate	8.				
1.Dry	4.	7.								3.Informed	6.Office	9.RS	
2.Damp	5.	8.					Information Code 0						
3.Wet	6.	9.					1.Owner	4.Agent	7.				
						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	
21 Open Frame	0	96	0 0	0	0	% 0	%	1.One Story Fram
22 Encl Frame Porch	0	216	0 0	0	0	% 0	%	2.Two Story Fram
24 Frame Shed	0	180	0 0	0	0	% 0	%	3.Three Story Fr
23 Frame Garage	0	675	0 0	0	0	% 0	%	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

