

BEAUDOIN, JOSHUA M  
 BEAUDOIN, KELLY E  
 16 MAY STREET  
 WATERBORO ME 04087  
  
 B14298P526 B18338P249

Previous Owner  
 GUZZO FIANO C  
 16 MAY STREET  
  
 WATERBORO ME 04087  
 Sale Date: 8/11/2020

Previous Owner  
 DAY KATHERINE ESTATE OF  
 ROBINSON DAVID  
 PO BOX 1264  
 SANFORD ME 04073  
 Sale Date: 11/24/2004

Inspection Witnessed By:

X	Description	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	47,300	89,700	10,000	127,000			
1ST MORTGAGE <b>0</b>				2013	47,300	89,700	10,000	127,000			
2ND MORTGAGE <b>0</b>				2014	47,300	89,700	10,000	127,000			
Zone/Land Use <b>21 Village</b>				2015	47,300	89,700	10,000	127,000			
Secondary Zone				2016	40,200	88,800	15,000	114,000			
Topography <b>1 Level</b>				2017	40,200	88,800	15,000	114,000			
1.Level 4.Below St 7.Steep				2018	40,200	88,800	20,000	109,000			
2.Rolling 5.Low 8.Wet				2019	40,200	88,800	20,000	109,000			
3.Above St 6.Swampy 9.Lev/Roll				2020	40,200	88,800	20,000	109,000			
Utilities <b>9 No Water/No Sewer</b>				2021	44,200	88,800	24,500	108,500			
1.Public 4.Improve 7.Improve				2022	48,300	97,700	0	146,000			
2.Water 5.Improve 8.				2023	53,100	108,300	0	161,400			
3.Sewer 6.Improve 9.None				2024	59,500	123,000	0	182,500			
Street <b>1 Paved</b>				2025	72,800	184,700	0	257,500			
1.Paved 4.Proposed 7.ROW				<b>Land Data</b>							
2.Semi Imp 5.Pvt 8.None				<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>	
3.Gravel 6.Aband 9.TG PLAN				11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>		
LAND USE <b>0</b>				12.Arrowhead WF				%		1.Unimproved	
BUILDING USE <b>0</b>				13.Waterfront				%		2.Excess Ftg /De	
<b>Sale Data</b>				14.Rear Land				%		3.Topography	
Sale Date <b>8/11/2020</b>				15.Misc				%		4.Size/Shape	
Price <b>245,000</b>								%		5.Access or Rear	
Sale Type <b>2 Land &amp; Buildings</b>								%		6.Restriction	
1.Land 4.Mobile 7.				<b>Square Foot</b>		<b>Square Feet</b>				7.Open Space	
2.L & B 5.Other 8.				16.Regular Lot				%		8.View/Environ	
3.Building 6. 9.				17.Secondary Lot				%		9.Fract Share	
Financing <b>9 Unknown</b>				18.Excess Land				%		<b>Acres</b>	
1.Convent 4.Seller 7.				19.Condominium				%		30.Rear (201+)	
2.FHA/VA 5.Private 8.				20.Pavement				%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown								%		32.Pasture	
Validity <b>1 Arms Length Sale</b>				<b>Fract. Acre</b>				%		33.Orchard	
1.Valid 4.Split 7.Renovate				21.Homesite (Frac	21		0.53	100 %	0	34.Frontage	
2.Related 5.Partial 8.Other				22.Vacant Lot (Fr				%		35.Triangular Lot	
3.Distress 6.Exempt 9.				23.Non Conforming				%		36.Commercial	
Verified <b>5 Public Record</b>				<b>Acres</b>				%		37.Softwood	
1.Buyer 4.Agent 7.Family				24.Excess ( 5-10)				%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other				25.Excess (10+)				%		39.Hardwood	
3.Lender 6.MLS 9.				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 0.53</b>							44.Utility ROW
											45.Camp Lot
											46.Site Improve

# Waterboro

Map Lot 021-035


Account 1849

Location 16 MAY STREET

Card 1

Of 1

9/23/2024

Building Style	<b>4 Cape Cod</b>	SF Bsm't Living	0	Layout	<b>1 Typical</b>						
1.Conv	5.Garr/Col	Fin Bsm't Grade	0 0	1.Typical	4. 7.						
2.Ranch	6.Split	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.						
3.R Ranch	7.Contemp/	Heat Type	<b>100%</b>	3.Not func	6. 9.						
4.Cape	8.Log	1.HWBB	5.FWA	<b>Attic 4 Full Finished</b>							
Dwelling Units <b>1</b>		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin	7.1/4 Unfi					
Other Units <b>0</b>		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair	8.					
Stories <b>1 One Story</b>		4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi	9.None					
1.1	4.1.50	Cool Type	<b>0%</b>	<b>Insulation 1 Full</b>							
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal	7.					
3.3	6.2.50	2.Evapor	5.	2.Heavy	5.Unk	8.					
Exterior Walls <b>8 Alumunum/Vinyl</b>		3.H Pump	6.	3.Capped	6.	9.None					
0.Wood	4.Asb/Asph	Kitchen Style <b>2 Typical</b>		Unfinished % <b>0%</b>							
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor <b>3 Average 100%</b>							
2.Wd Sh	6.Br/St	2.Typical	5.	1.E Grade	4.B Grade	7.AAA Grad					
3.Compos.	7.Nov	3.Old Type	6.	2.D Grade	5.A Grade	8.					
Roof Surface <b>3 Metal</b>		Bath(s) Style <b>2 Typical Bath(s)</b>		3.C Grade	6.AA Grade	9.Same					
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint) <b>400</b>							
2.Slate	5.Wood	2.Typical	5.	Condition <b>5 Above Average</b>							
3.Metal	6.Other	3.Old Type	6.	1.Poor	4.Avg	7.V G					
SF Masonry Trim <b>0</b>		# Rooms <b>5</b>		2.Fair	5.Avg+	8.Exc					
OPEN-3- <b>0</b>		# Bedrooms <b>2</b>		3.Avg-	6.Good	9.Same					
OPEN-4- <b>0</b>		# Full Baths <b>1</b>		Phys. % Good <b>0%</b>							
Year Built <b>1955</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>2 Concrete Block</b>		# Fireplaces <b>0</b>		1.Incomp	4.Small	7.Layout					
1.Concrete	4.Wood										
2.C Block	5.Slab					2.O-Built	5.CDU	8.Other			
3.Br/Stone	6.Prs/Post					3.Damage	6.Style	9.None			
Basement <b>4 Full Basement</b>						Econ. % Good <b>100%</b>		Economic Code <b>None</b>			
1.1/4 Bmt	4.Full Bmt					0.None	3.Services	7.			
2.1/2 Bmt	5.None					1.Location	4.Traffic	8.			
3.3/4 Bmt	6.					2.Encroach	9.None	9.			
Bsm't Gar # Cars <b>0</b>						Entrance Code <b>0</b>		1.Interior		4.Vacant	7.
Wet Basement <b>1 Dry Basement</b>						1.Refusal		5.Estimate	8.		
1.Dry	4.					3.Informed	6.Office	9.RS			
2.Damp	5.	Information Code <b>0</b>		1.Owner		4.Agent	7.				
3.Wet	6.	2.Relative		5.Estimate	8.						
Date Inspected		3.Tenant		6.Other	9.SNY						

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	140	0 0	0	0	0	0
1 One Story Frame	0	120	0 0	0	0	0	0
1 One Story Frame	0	65	0 0	0	0	0	0
24 Frame Shed	0	120	0 0	0	0	0	0
24 Frame Shed	0	80	0 0	0	0	0	0
27 Unfin Basement	0	65	0 0	0	0	0	0
27 Unfin Basement	0	120	0 0	0	0	0	0
					%	%	
					%	%	
					%	%	

