

KNIGHT MELVILLE B III
PO BOX 266
EAST WATERBORO ME 04030

B17082P439 B17309P573

Previous Owner
KNIGHT MELVILLE BOYNTON
PO BOX 266

EAST WATERBORO ME 04030
Sale Date: 8/21/2015

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 36 BENNETT HILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	66,100	104,200	0	170,300		
1ST MORTGAGE 0			2013	66,100	104,200	0	170,300		
2ND MORTGAGE 0			2014	66,100	104,200	0	170,300		
Zone/Land Use 21 Village			2015	66,100	104,200	0	170,300		
Secondary Zone			2016	56,200	104,200	0	160,400		
Topography 1 Level			2017	56,200	104,200	0	160,400		
1.Level 4.Below St 7.Steep			2018	56,200	104,200	0	160,400		
2.Rolling 5.Low 8.Wet			2019	56,200	104,200	0	160,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	56,200	104,200	0	160,400		
Utilities 9 No Water/No Sewer			2021	61,800	104,200	0	166,000		
1.Public 4.Improve 7.Improve			2022	67,500	114,700	0	182,200		
2.Water 5.Improve 8.			2023	74,200	127,200	0	201,400		
3.Sewer 6.Improve 9.None			2024	83,200	143,300	0	226,500		
Street 1 Paved			2025	101,700	200,800	0	302,500		
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 8/21/2015			14.Rear Land				%		3.Topography
Price			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 2 Related Parties			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	0.46	150	%	0	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		0.46				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 025-016


Account 1943

Location 207 MAIN STREET

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% 4 Steam			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 3			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 4 Minimal								
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 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) 769								
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition 4 Average								
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G						
SF Masonry Trim 0			# Rooms 8						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 1950			# Half Baths 0						Funct. % Good 90%							
Year Remodeled 0			# Addn Fixtures 0						Functional Code 7 Layout							
Foundation 3 Brick &/or Stone			# Fireplaces 1						1.Incomp	4.Small	7.Layout					
1.Concrete	4.Wood	7.					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%									
Basement 4 Full Basement							Economic Code None									
1.1/4 Bmt	4.Full Bmt	7.					0.None			3.Services	7.					
2.1/2 Bmt	5.None	8.					1.Location			4.Traffic	8.					
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.					Information Code 0									
2.Damp	5.	8.		1.Owner			4.Agent	7.								
3.Wet	6.	9.		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	
22 Encl Frame Porch	0	168	0 0	0	0	0 %	0 %	1.One Story Fram
23 Frame Garage	0	192	0 0	0	0	0 %	0 %	2.Two Story Fram
24 Frame Shed	0	128	0 0	0	50 %	100 %	25 %	3.Three Story Fr
23 Frame Garage	0	968	0 0	0	50 %	25 %	25 %	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

