

MCINNIS, STEVEN
MCINNIS, JEAN
201 MAIN ST
EAST WATERBORO ME 04030

B18232P493 B18744P261

Previous Owner
CHADBOURNE DENNIS S
83 COUNTY ROAD

GORHAM ME 04038
Sale Date: 7/22/2021

Previous Owner
CHADBOURNE DEMETRIA L
83 COUNTY ROAD

GORHAM ME 04038
Sale Date: 4/23/2020

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
24.0214 - moved buildings to 025-018 - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 36 BENNETT HILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	20,400	0	0	20,400		
1ST MORTGAGE 0			2013	20,400	0	0	20,400		
2ND MORTGAGE 0			2014	20,400	0	0	20,400		
Zone/Land Use 21 Village			2015	20,400	0	0	20,400		
Secondary Zone			2016	13,600	0	0	13,600		
Topography 4 Below Street			2017	13,600	0	0	13,600		
1.Level 4.Below St 7.Steep			2018	13,600	0	0	13,600		
2.Rolling 5.Low 8.Wet			2019	13,600	0	0	13,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	13,600	0	0	13,600		
Utilities 9 No Water/No Sewer			2021	15,000	0	0	15,000		
1.Public 4.Improve 7.Improve			2022	16,300	0	0	16,300		
2.Water 5.Improve 8.			2023	18,000	0	0	18,000		
3.Sewer 6.Improve 9.None			2024	28,800	275,500	0	304,300		
Street 1 Paved			2025	70,300	0	0	70,300		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
			Sale Date 7/22/2021	14.Rear Land			%		4.Size/Shape
Price 70,000			15.Misc			%		5.Access or Rear	
Sale Type 1 Land Only			Square Foot		Square Feet			6.Restriction	
1.Land 4.Mobile 7.			16.Regular Lot			%		7.Open Space	
2.L & B 5.Other 8.			17.Secondary Lot			%		8.View/Environ	
3.Building 6. 9.			18.Excess Land			%		9.Fract Share	
Financing 9 Unknown			19.Condominium			%		Acres	
1.Convent 4.Seller 7.			20.Pavement			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			Fract. Acre		Acreege/Sites			31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			21.Homesite (Frac	22	1.00	100	%	32.Pasture	
Validity 8 Other Non Valid			22.Vacant Lot (Fr	40	1.28	100	%	33.Orchard	
1.Valid 4.Split 7.Renovate			23.Non Conforming			%		34.Frontage	
2.Related 5.Partial 8.Other			Acres					35.Triangular Lot	
3.Distress 6.Exempt 9.			24.Excess (5-10)			%		36.Commercial	
Verified 5 Public Record			25.Excess (10+)			%		37.Softwood	
1.Buyer 4.Agent 7.Family			26.Excess			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			27.Rear (1-100)			%		39.Hardwood	
3.Lender 6.MLS 9.			28.Rear (101-150)			%		40.Wasteland	
			29.Rear (151-200)			%		41.Gravel Pit (Ac	
			Total Acreage		2.28			42.Mobile Home Si	
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 025-017


Account 1944

Location ROUTE 202 & 4

Card 1

Of 1

9/23/2024

Building Style	SF Bsmt Living						Layout		
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade			1.Typical	4. 7.		
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL			2.Inadeq	5. 8.		
3.R Ranch	7.Contemp/	11.Condo	Heat Type			3.Not func	6. 9.		
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic			
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin 7.1/4 Unfi		
Other Units			3.HWRAD	7.Electric	11.	2.1/2 Fin	5.FI/Stair 8.		
Stories			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			Insulation			
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			3.H Pump	6.	9.None	3.Capped	6. 9.None		
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style			Unfinished %			
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor			
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			Bath(s) Style			3.C Grade	6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint)			
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition			
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair	5.Avg+ 8.Exc		
OPEN-3-			# Bedrooms			3.Avg-	6.Good 9.Same		
OPEN-4-			# Full Baths			Phys. % Good			
Year Built			# Half Baths			Funct. % Good			
Year Remodeled			# Addn Fixtures			Functional Code			
Foundation			# Fireplaces			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	
Basement								Economic Code	
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						2.Encroach	9.None 9.
Bsmt Gar # Cars								Entrance Code 0	
Wet Basement								Information 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.					
			3.Tenant	6.Other 9.SNY					
Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
					%	%	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		