

GOODWIN, SCOTT A
GOODWIN, CARL A
62 CRESTDALE ROAD
GLASTONBURY CT 06033

B6921P96 B16119P587 B19186P468 B19186P470

Previous Owner
GOODWIN, ANASTASIA I
GOODWIN, CARL A
7 LYNN AVENUE
BIDDEFORD ME 04005
Sale Date: 1/19/2023

Previous Owner
GOODWIN CARL A
GOODWIN, EARL
7 LYNN AVE
BIDDEFORD ME 04005
Sale Date: 1/19/2023

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 22 WEST SHORE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	140,000	196,300	0	336,300		
1ST MORTGAGE 0			2013	140,000	196,300	0	336,300		
2ND MORTGAGE 0			2014	140,000	196,300	0	336,300		
Zone/Land Use 48 Shoreland			2015	140,000	196,300	0	336,300		
Secondary Zone 31			2016	133,000	194,300	0	327,300		
Topography 2 Rolling			2017	133,000	194,300	0	327,300		
1.Level 4.Below St 7.Steep			2018	133,000	194,300	0	327,300		
2.Rolling 5.Low 8.Wet			2019	133,000	194,300	0	327,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	133,000	194,300	0	327,300		
Utilities 9 No Water/No Sewer			2021	146,300	194,300	0	340,600		
1.Public 4.Improve 7.Improve			2022	159,600	213,700	0	373,300		
2.Water 5.Improve 8.			2023	175,600	237,100	0	412,700		
3.Sewer 6.Improve 9.None			2024	196,900	266,600	0	463,500		
Street 3 Gravel			2025	205,400	359,900	0	565,300		
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	11	Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%	2	1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 1/19/2023			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				%		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 0.09						43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 033-033

Account 2227

Location 33 COURTNEY LANE

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
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	1 Hot Water BB
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units 1			2.HWCI	6.GravWA	10.
Other Units 0			3.HWRAD	7.Electric	11.
Stories 2 Two Story			4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0%	9 None
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls 8 Aluminum/Vinyl			3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style 2 Typical		
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface 1 Asphalt Shingles			Bath(s) Style 2 Typical Bath(s)		
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim 0			# Rooms 6		
OPEN-3- 0			# Bedrooms 3		
OPEN-4- 0			# Full Baths 1		
Year Built 1950			# Half Baths 1		
Year Remodeled 2006			# Addn Fixtures 0		
Foundation 1 Concrete			# Fireplaces 0		
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px; margin-right: 10px; font-size: 2em; font-weight: bold;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>		
2.C Block	5.Slab	8.			
3.Br/Stone	6.Prs/Post	9.			
Basement 4 Full Basement					
1.1/4 Bmt	4.Full Bmt	7.			
2.1/2 Bmt	5.None	8.			
3.3/4 Bmt	6.	9.None			
Bsmt Gar # Cars 0					
Wet Basement 1 Dry Basement					
1.Dry	4.	7.			
2.Damp	5.	8.			
3.Wet	6.	9.			

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
32 ENC.	2006	270	0 0	0	0	0 %	0 %	1.One Story Fram
22 Encl Frame Porch	2006	284	0 0	0	0	0 %	0 %	2.Two Story Fram
28 Unfinished Attic	2006	270	0 0	0	0	0 %	0 %	3.Three Story Fr
28 Unfinished Attic	2006	284	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
1 One Story Frame	2006	284	0 0	0	0	0 %	0 %	5.1 & 3/4 Story
25 Frame Bay	2006	8	0 0	0	0	0 %	0 %	6.2 & 1/2 Story
1 One Story Frame	2006	284	0 0	0	0	0 %	0 %	21.Open Frame Por
24 Frame Shed	2006	64	0 0	0	0	0 %	0 %	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

