

PRIME, KEVIN  
 PRIME, SAMANTHA L  
 31 GREENFIELD ROAD  
 NORTH WATERBORO ME 04061

B13752P32 B15739P469 B16877P63 B16893P889 B16979P755

Previous Owner  
 BROOKER EMILY  
 31 GREENFIELD ROAD

NORTH Waterboro Maine 04061  
 Sale Date: 5/29/2020

Previous Owner  
 KOCH, RYAN T & STEPHANIE M  
 ATTN: EMILY G BROOKER  
 31 GREENFIELD RD  
 NORTH WATERBORO ME 04061  
 Sale Date: 6/06/2017

Previous Owner  
 CC DEVELOPMENT CORP  
 C/O RYAN & STEPHANIE KOCH  
 31 GREENFIELD RD  
 NORTH WATERBORO ME 04061  
 Sale Date: 3/09/2015

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood <b>2 LAC EAST</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	30,000	118,600	0	148,600		
1ST MORTGAGE <b>0</b>			2013	30,000	118,600	0	148,600		
2ND MORTGAGE <b>0</b>			2014	30,000	118,600	0	148,600		
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	30,000	118,600	0	148,600		
Secondary Zone			2016	15,000	113,100	0	128,100		
Topography <b>2 Rolling</b>			2017	15,000	113,100	0	128,100		
1.Level 4.Below St 7.Steep			2018	15,000	113,100	0	128,100		
2.Rolling 5.Low 8.Wet			2019	15,000	113,100	0	128,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	113,600	0	128,600		
Utilities <b>9 No Water/No Sewer</b>			2021	16,500	113,600	0	130,100		
1.Public 4.Improve 7.Improve			2022	18,000	125,000	0	143,000		
2.Water 5.Improve 8.			2023	19,800	138,600	0	158,400		
3.Sewer 6.Improve 9.None			2024	22,200	156,200	0	178,400		
Street <b>3 Gravel</b>			2025	30,000	201,000	0	231,000		
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					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date <b>5/29/2020</b>			15.Misc			%		5.Access or Rear	
Price <b>237,900</b>						%		6.Restriction	
Sale Type <b>2 Land &amp; Buildings</b>						%		7.Open Space	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.View/Environ	
2.L & B 5.Other 8.				16.Regular Lot	16	1	100 %	0	9.Fract Share
3.Building 6. 9.			17.Secondary Lot			%		<b>Acres</b>	
Financing <b>9 Unknown</b>			18.Excess Land			%		30.Rear (201+)	
1.Convent 4.Seller 7.			19.Condominium			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			20.Pavement			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown						%		33.Orchard	
Validity <b>1 Arms Length Sale</b>						%		34.Frontage	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac			%		36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		37.Softwood	
Verified <b>5 Public Record</b>			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			<b>Total Acreage 0.00</b>					46.Site Improve	

## Waterboro

Map Lot 042-00A-160


Account 2553

Location 31 GREENFIELD ROAD

Card 1

Of 1

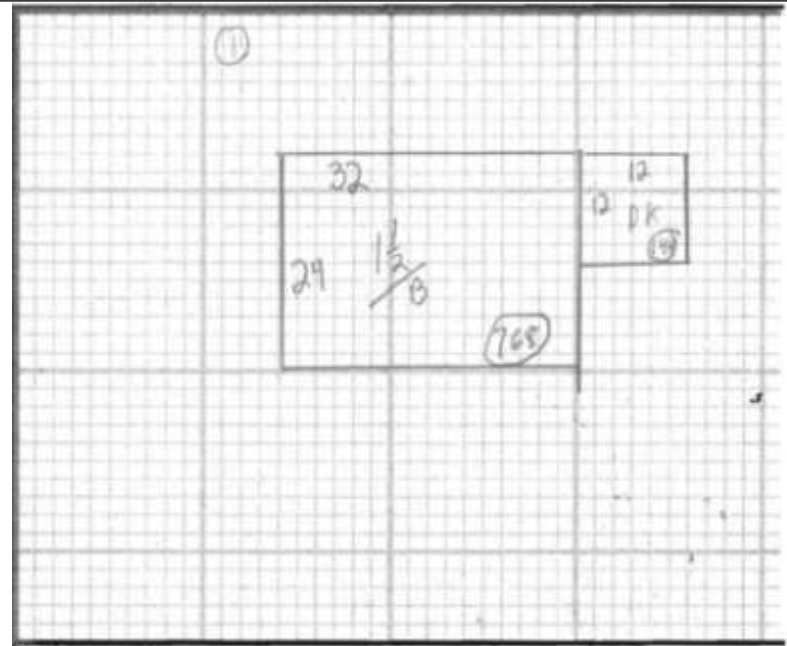
9/23/2024

Building Style	<b>1 Conventional</b>			SF Bsmt Living	<b>0</b>			Layout	<b>1 Typical</b>		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>0 0</b>			1.Typical	4.	7.	
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL <b>0</b>			2.Inadeq	5.	8.		
3.R Ranch	7.Contemp/	11.Condo		Heat Type	<b>100% 1 Hot Water BB</b>			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic	<b>9 None</b>			
Dwelling Units <b>1</b>				2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.1/4 Unfi		
Other Units <b>0</b>				3.HWRAD	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.		
Stories <b>4 One &amp; 1/2 Story</b>				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	<b>0% 9 None</b>			Insulation	<b>1 Full</b>		
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 <b>1 Wood Siding</b>				3.H Pump	6.	9.None	3.Capped	6.	9.None		
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	<b>2 Typical</b>			Unfinished %	<b>0%</b>		
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Grade & Factor	<b>3 Average 110%</b>			
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 <b>1 Asphalt Shingles</b>				Bath(s) Style	<b>2 Typical Bath(s)</b>			3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	SQFT (Footprint) <b>768</b>				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition <b>4 Average</b>				
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G		
SF Masonry Trim <b>0</b>				# Rooms	<b>0</b>			2.Fair	5.Avg+	8.Exc	
OPEN-3- <b>0</b>				# Bedrooms	<b>3</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>1990</b>				# Half Baths	<b>1</b>			Funct. % Good <b>100%</b>			
Year Remodeled <b>0</b>				# Addn Fixtures	<b>0</b>			Functional Code <b>9 None</b>			
Foundation <b>1 Concrete</b>				# Fireplaces	<b>0</b>			1.Incomp	4.Small	7.Layout	
1.Concrete	4.Wood	7.									
2.C Block	5.Slab	8.									
3.Br/Stone	6.Prs/Post	9.									
Basement <b>4 Full Basement</b>											
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 <b>0</b>											
Wet Basement <b>1 Dry Basement</b>											
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
68 Wood Deck	0	144	0 0	0	0 %	0 %	
24 Frame Shed	0	80	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



- 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