

WOODWORTH, KELLY L
 WOODWORTH, RODDY G
 PO BOX 574
 WATERBORO ME 04087

B5629P126 B16821P762 B17846P538 B17979P130

Previous Owner
 TEBBETTS PAUL J WOODWORTH KELLY L & RODDY G
 PO BOX 574

WATERBORO ME 04087
 Sale Date: 11/28/2022

Previous Owner
 LOMBARD, CHRISTOPHER C
 71 BAGLEY RD

E WATERBORO ME 04030 5019
 Sale Date: 11/16/2018

Previous Owner
 WILLIAMS PETER K
 C/O CHRISTOPHER C LOMBARD
 1139 WOODS PARKWAY
 SUFFOLK VA 23434
 Sale Date: 5/20/2014

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

20.0115 - added .92 acres from 043-17A -sb
 20.0714 - added 28x40 metal garage, 12x40 carport, 12x40 slab -sb
 23.0215 - Paul Tebbetts 1/2 interest conveyed to Kelly Woodworth; remaining 1/2 interest shared by Kelly & Roddy Woodworth - vw

Waterboro

Property Data		
Neighborhood	90 BASKEN SHORES	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	11 Residential	
Secondary Zone		
Topography	2 Rolling	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	3 Gravel	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	11/28/2022	
Price		
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	5 Partial Interest	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2012	30,000	85,000	10,000	105,000
2013	30,000	85,000	10,000	105,000
2014	30,000	85,000	10,000	105,000
2015	30,000	85,000	10,000	105,000
2016	15,000	80,200	0	95,200
2017	15,000	80,200	0	95,200
2018	15,000	80,200	0	95,200
2019	15,000	80,200	0	95,200
2020	15,000	81,300	0	96,300
2021	18,000	111,300	0	129,300
2022	19,700	122,400	0	142,100
2023	21,600	135,800	0	157,400
2024	24,200	153,700	0	177,900
2025	32,300	209,400	0	241,700

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF				%		1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
Square Foot	Square Feet					Acres
16.Regular Lot	16		1	100 %	0	30.Rear (201+)
17.Secondary Lot				%		31.Tillable/Horti
18.Excess Land				%		32.Pasture
19.Condominium				%		33.Orchard
20.Pavement				%		34.Frontage
				%		35.Triangular Lot
Fract. Acre	Acreage/Sites					
21.Homesite (Frac	24		0.92	100 %	0	36.Commercial
22.Vacant Lot (Fr				%		37.Softwood
23.Non Conforming				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.Gravel Pit (Ac
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Utility ROW
				%		45.Camp Lot
				%		46.Site Improve
Total Acreage				0.92		

Waterboro

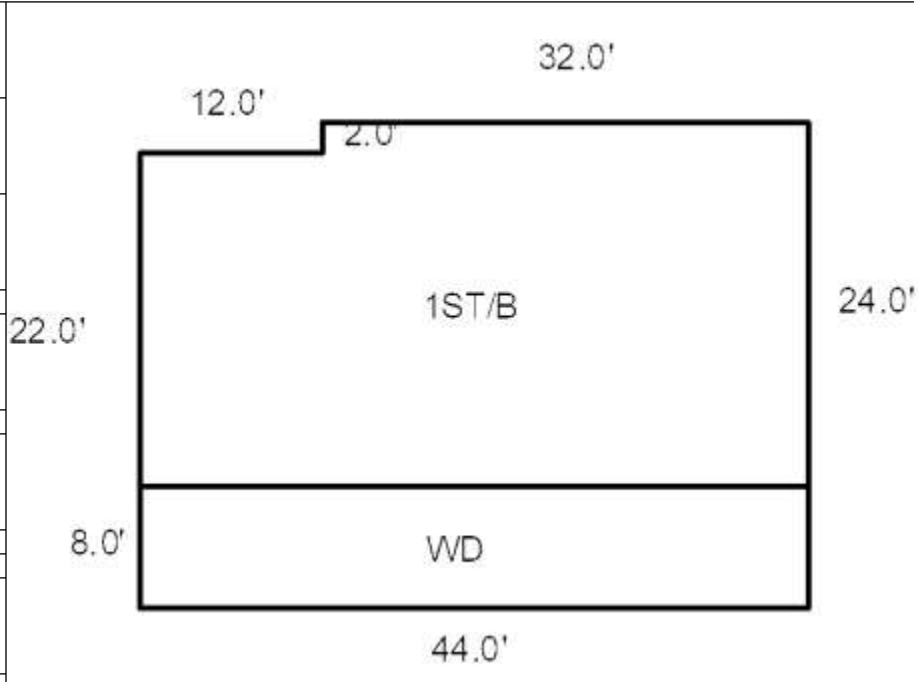
Map Lot 043-001

Account 2775

Location 29 BASKEN SHORES

Card 1 Of 1 9/23/2024

Building Style 2 Ranch 1.Conv 5.Garr/Col 9.Other 2.Ranch 6.Split 10.Mohome 3.R Ranch 7.Contemp/ 11.Condo 4.Cape 8.Log 12. Dwelling Units 1 Other Units 0 Stories 1 One Story 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9. Exterior Walls 2 Wood Shingle 0.Wood 4.Asb/Asph 8.Alum/Vin 1.Wood 5.T-111 9.Other 2.Wd Sh 6.Br/St 11. 3.Compos. 7.Nov 12. Roof Surface 3 Metal 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9. SF Masonry Trim 0 OPEN-3- 0 OPEN-4- 0 Year Built 1965 Year Remodeled 0 Foundation 2 Concrete Block 1.Concrete 4.Wood 7. 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.	SF Bsmt Living 0 Fin Bsmt Grade 0 0 OPEN 5 OPTIONAL 0 Heat Type 100% 5 Force Warm Air 1.HWBB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.HWRAD 7.Electric 11. 4.Steam 8.F/WallM 12. Cool Type 0% 9 None 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style 2 Typical 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style 2 Typical Bath(s) 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms 4 # Bedrooms 2 # Full Baths 1 # Half Baths 0 # Addn Fixtures 0 # Fireplaces 0	Layout 1 Typical 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. Attic 9 None 1.1/4 Fin 4.Full Fin 7.1/4 Unfi 2.1/2 Fin 5.FI/Stair 8. 3.3/4 Fin 6.1/2 Unfi 9.None Insulation 1 Full 1.Full 4.Minimal 7. 2.Heavy 5.Unk 8. 3.Capped 6. 9.None Unfinished % 0% Grade & Factor 3 Average 110% 1.E Grade 4.B Grade 7.AAA Grad 2.D Grade 5.A Grade 8. 3.C Grade 6.AA Grade 9.Same SQFT (Footprint) 1032 Condition 4 Average 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good 0% Funct. % Good 100% Functional Code 9 None 1.Incomp 4.Small 7.Layout 2.O-Built 5.CDU 8.Other 3.Damage 6.Style 9.None Econ. % Good 100% Economic Code None 0.None 3.Services 7. 1.Location 4.Traffic 8. 2.Encroach 9.None 9. Entrance Code 1 Interior Inspect 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8. 3.Informed 6.Office 9.RS Information Code 1 Owner 1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.SNY
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Date Inspected 6/01/2005

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	352	0 0	0	0	0	0	1.One Story Fram
24 Frame Shed	0	120	0 0	0	0	0	0	2.Two Story Fram
24 Frame Shed	0	120	0 0	0	0	0	0	3.Three Story Fr
23 Frame Garage	2019	1120	3 100	7	0	100	100	4.1 & 1/2 Story
61 Canopy	2019	480	3 100	7	0	100	100	5.1 & 3/4 Story
111 CONC. SLAB	2019	480	3 100	7	0	100	100	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

