

LIBBY FRANK E  
GOODWIN, KANDIS A  
610 ROSS CORNER ROAD  
WATERBORO ME 04087

B10237P296 B15706P725 B17144P108

Previous Owner  
GAGNE LEE ANN J & MICHAEL D  
P O BOX 403

NORTH WATERBORO ME 04061  
Sale Date: 12/02/2015

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
23.0317 - changed foundation from Piers/Posts to Concrete - vw  
24.0523 - corrected acreage - vw

Waterboro

Property Data			Assessment Record						
Neighborhood <b>8 LAKE SHERBURNE</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	61,600	51,100	0	112,700		
1ST MORTGAGE <b>0</b>			2013	61,600	51,100	0	112,700		
2ND MORTGAGE <b>0</b>			2014	61,600	51,100	0	112,700		
Zone/Land Use <b>48 Shoreland</b>			2015	61,600	51,100	0	112,700		
Secondary Zone <b>31 .....</b>			2016	55,500	47,600	0	103,100		
Topography <b>1 Level</b>			2017	55,500	47,600	0	103,100		
1.Level 4.Below St 7.Steep			2018	55,500	47,600	20,000	83,100		
2.Rolling 5.Low 8.Wet			2019	55,500	47,600	20,000	83,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	55,500	48,000	20,000	83,500		
Utilities <b>9 No Water/No Sewer</b>			2021	61,000	48,000	24,500	84,500		
1.Public 4.Improve 7.Improve			2022	66,600	52,800	25,000	94,400		
2.Water 5.Improve 8.			2023	73,200	58,500	25,000	106,700		
3.Sewer 6.Improve 9.None			2024	82,100	66,400	25,000	123,500		
Street <b>3 Gravel</b>			2025	119,900	86,400	25,000	181,300		
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
Sale Date <b>12/02/2015</b>			14.Rear Land				%		4.Size/Shape
Price <b>83,500</b>			15.Misc				%		5.Access or Rear
Sale Type <b>2 Land &amp; Buildings</b>							%		6.Restriction
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>					7.Open Space
2.L & B 5.Other 8.			16.Regular Lot				%		8.View/Environ
3.Building 6. 9.			17.Secondary Lot				%		9.Fract Share
Financing <b>1 Conventional</b>			18.Excess Land				%		<b>Acres</b>
1.Convent 4.Seller 7.			19.Condominium				%		30.Rear (201+)
2.FHA/VA 5.Private 8.			20.Pavement				%		31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown							%		32.Pasture
Validity <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>	<b>Acreage/Sites</b>					33.Orchard
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	0.46	50	%	5	34.Frontage
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		35.Triangular Lot
3.Distress 6.Exempt 9.			23.Non Conforming				%		36.Commercial
Verified <b>1 Buyer</b>			<b>Acres</b>				%		37.Softwood
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)				%		38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		39.Hardwood
3.Lender 6.MLS 9.			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			<b>Total Acreage</b>		<b>0.46</b>				44.Utility ROW
									45.Camp Lot
									46.Site Improve

# Waterboro

Map Lot 047-175


Account 3905

Location 610 ROSS CORNER 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%</b>	<b>8 Floor/Wall Unit M</b>			
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>1 One 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%</b>	<b>9 None</b>			
2.2	5.1.75	8.		1.Refrig	4.W&C Air	7.	Insulation <b>1 Full</b>		
3.3	6.2.50	9.		2.Evapor	5.	8.	1.Full	4.Minimal	7.
Exterior Walls <b>7 Novelty</b>				3.H Pump	6.	9.None	2.Heavy	5.Unk	8.
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style <b>2 Typical</b>			3.Capped	6.	9.None
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Unfinished % <b>0%</b>		
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.	Grade & Factor <b>2 Fair 110%</b>		
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None	1.E Grade	4.B Grade	7.AAA Grad
Roof Surface <b>1 Asphalt Shingles</b>				Bath(s) Style <b>2 Typical Bath(s)</b>			2.D Grade	5.A Grade	8.
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	3.C Grade	6.AA Grade	9.Same
2.Slate	5.Wood	8.		2.Typical	5.	8.	SQFT (Footprint) <b>624</b>		
3.Metal	6.Other	9.		3.Old Type	6.	9.None	Condition <b>3 Below Average</b>		
SF Masonry Trim <b>0</b>				# Rooms <b>0</b>			1.Poor	4.Avg	7.V G
OPEN-3- <b>0</b>				# Bedrooms <b>1</b>			2.Fair	5.Avg+	8.Exc
OPEN-4- <b>0</b>				# Full Baths <b>1</b>			3.Avg-	6.Good	9.Same
Year Built <b>1975</b>				# Half Baths <b>0</b>			Phys. % Good <b>0%</b>		
Year Remodeled <b>0</b>				# Addn Fixtures <b>0</b>			Funct. % Good <b>100%</b>		
Foundation <b>1 Concrete</b>				# Fireplaces <b>0</b>			Functional Code <b>9 None</b>		
1.Concrete	4.Wood	7.		1.Incomp			4.Small	7.Layout	
2.C Block	5.Slab	8.		2.O-Built			5.CDU	8.Other	
3.Br/Stone	6.Prs/Post	9.		3.Damage			6.Style	9.None	
Basement <b>5 Crawl Space</b>				Econ. % Good <b>100%</b>			Economic Code <b>None</b>		
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 <b>0</b>				Entrance Code <b>0</b>			1.Interior		
Wet Basement <b>1 Dry Basement</b>				1.Refusal			5.Estimate	8.	
1.Dry	4.	7.		3.Informed			6.Office	9.RS	
2.Damp	5.	8.	Information Code <b>0</b>			1.Owner			
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	
68 Wood Deck	0	140	0 0	0	0 %	0 %		1.One Story Fram
24 Frame Shed	1975	96	3 100	4	95 %	100 %		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

