

MACNIVEN MICHAEL W (JT)  
 MACNIVEN, JENNA L  
 18 BROOKSIDE DR  
 EAST WATERBORO ME 04030  
 B10074P298 B16923P834

Previous Owner  
 COHEN JEFFREY A & PAULA J  
 18 BROOKSIDE DRIVE  
 EAST WATERBORO ME 04030  
 Sale Date: 11/14/2014

Inspection Witnessed By:		
X		Date
No./Date	Description	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood <b>31 BROOKSIDE DR</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	69,700	119,500	0	189,200		
1ST MORTGAGE <b>0</b>			2013	69,700	119,500	0	189,200		
2ND MORTGAGE <b>0</b>			2014	69,700	119,500	0	189,200		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	69,400	77,900	0	147,300		
Secondary Zone			2016	58,900	77,900	0	136,800		
Topography <b>2 Rolling</b>			2017	58,900	77,900	0	136,800		
1.Level 4.Below St 7.Steep			2018	58,900	77,900	20,000	116,800		
2.Rolling 5.Low 8.Wet			2019	58,900	77,900	20,000	116,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,900	77,900	20,000	116,800		
Utilities <b>9 No Water/No Sewer</b>			2021	64,800	77,900	24,500	118,200		
1.Public 4.Improve 7.Improve			2022	70,700	85,700	25,000	131,400		
2.Water 5.Improve 8.			2023	77,800	95,100	25,000	147,900		
3.Sewer 6.Improve 9.None			2024	87,200	107,000	25,000	169,200		
Street <b>1 Paved</b>			2025	106,500	126,600	25,000	208,100		
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					Frontage	Depth	Factor	Code	
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>11/14/2014</b>			14.Rear Land			%		4.Size/Shape	
Price <b>134,200</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.						%		8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing <b>1 Conventional</b>			17.Secondary Lot			%		<b>Acres</b>	
1.Convent 4.Seller 7.			18.Excess Land			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		32.Pasture	
Validity <b>1 Arms Length Sale</b>						%		33.Orchard	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				34.Frontage	
2.Related 5.Partial 8.Other				21.Homesite (Frac	21	1.84	100	%	35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	0.19	100	%	36.Commercial	
Verified <b>1 Buyer</b>			23.Non Conforming			%		37.Softwood	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)			%		39.Hardwood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		40.Wasteland	
			26.Excess			%		41.Gravel Pit (Ac	
			27.Rear (1-100)			%		42.Mobile Home Si	
			28.Rear (101-150)			%		43.Condo Site	
			29.Rear (151-200)			%		44.Utility ROW	
				<b>Total Acreage 2.03</b>				45.Camp Lot	
								46.Site Improve	

## Waterboro

Map Lot 056-002


Account 4222

Location 18 BROOKSIDE DRIVE

Card 1

Of 1

9/23/2024

Building Style	<b>4 Cape Cod</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.HWB	5.FWA 9.No Heat	<b>Attic 4 Full Finished</b>			
<b>Dwelling Units 1</b>		2.HWCI	6.GravWA 10.	1.1/4 Fin	4.Full Fin 7.1/4 Unfi		
<b>Other Units 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% 9 None</b>	<b>Insulation 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>Unfinished % 0%</b>			
1.Wood	5.T-111 9.Other	1.Modern	4.Obsolete 7.	<b>Grade &amp; Factor 3 Average 100%</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		3.C Grade	6.AA Grade 9.Same		
1.Asphalt	4.Composit 7.	1.Modern	4.Obsolete 7.	<b>SQFT (Footprint) 816</b>			
2.Slate	5.Wood 8.	2.Typical	5. 8.	<b>Condition 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>4</b>	3.Avg-	6.Good 9.Same		
OPEN-4-	<b>0</b>	# Full Baths	<b>1</b>	<b>Phys. % Good 0%</b>			
Year Built	<b>1978</b>	# Half Baths	<b>0</b>	<b>Funct. % Good 89%</b>			
Year Remodeled	<b>0</b>	# Addn Fixtures	<b>0</b>	<b>Functional Code 5 Cond/Des/Util</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.					0.None	3.Services 7.
3.Br/Stone	6.Prs/Post 9.					1.Location	4.Traffic 8.
Basement	<b>4 Full Basement</b>					2.Encroach	9.None 9.
1.1/4 Bmt	4.Full Bmt 7.					<b>Entrance Code 0</b>	
2.1/2 Bmt	5.None 8.					1.Interior	4.Vacant 7.
3.3/4 Bmt	6. 9.None					2.Refusal	5.Estimate 8.
Bsmt Gar # Cars	<b>0</b>					3.Informed	6.Office 9.RS
Wet Basement	<b>1 Dry Basement</b>					<b>Information Code 0</b>	
1.Dry	4. 7.					1.Owner	4.Agent 7.
2.Damp	5. 8.	2.Relative	5.Estimate 8.				
3.Wet	6. 9.	3.Tenant	6.Other 9.SNY				

Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	120	0 0	0	0 %	0 %		1.One Story Fram
24 Frame Shed	0	96	3 100	4	50 %	50 %		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

