

MCNALLY KENNETH T
MCNALLY, JANE D
63 BROOKSIDE DRIVE
EAST WATERBORO ME 04030

B3309P271

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 31 BROOKSIDE DR			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	69,600	162,700	10,000	222,300		
1ST MORTGAGE 0			2013	69,600	162,700	10,000	222,300		
2ND MORTGAGE 0			2014	69,600	162,700	10,000	222,300		
Zone/Land Use 31 Agricultural/Residential			2015	69,600	162,700	10,000	222,300		
Secondary Zone			2016	59,200	162,700	15,000	206,900		
Topography 1 Level			2017	59,200	162,700	15,000	206,900		
1.Level 4.Below St 7.Steep			2018	59,200	162,700	20,000	201,900		
2.Rolling 5.Low 8.Wet			2019	59,200	162,700	20,000	201,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	59,200	163,700	20,000	202,900		
Utilities 9 No Water/No Sewer			2021	65,100	163,700	24,500	204,300		
1.Public 4.Improve 7.Improve			2022	71,000	180,000	25,000	226,000		
2.Water 5.Improve 8.			2023	78,100	199,700	25,000	252,800		
3.Sewer 6.Improve 9.None			2024	87,600	224,200	25,000	286,800		
Street 1 Paved			2025	107,100	306,200	25,000	388,300		
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		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		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			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			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.98	100	%	0	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			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		1.98				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 056-012

Account 4232

Location 63 BROOKSIDE DRIVE

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical																																																																																																
1.Conv	5.Garr/Col 9.Other	Fin Bsmt Grade	0 0	1.Typical	4. 7.																																																																																																
2.Ranch	6.Split 10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.																																																																																																
3.R Ranch	7.Contemp/ 11.Condo	Heat Type	100% 1 Hot Water BB	3.Not func	6. 9.																																																																																																
4.Cape	8.Log 12.	1.HWBB	5.FWA 9.No Heat	Attic	9 None																																																																																																
Dwelling Units	1	2.HWCI	6.GravWA 10.	1.1/4 Fin	4.Full Fin 7.1/4 Unfi																																																																																																
Other Units	0	3.HWRAD	7.Electric 11.	2.1/2 Fin	5.FI/Stair 8.																																																																																																
Stories	4 One & 1/2 Story	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	0% 9 None	Insulation	1 Full																																																																																																
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	1 Wood Siding	3.H Pump	6. 9.None	3.Capped	6. 9.None																																																																																																
0.Wood	4.Asb/Asph 8.Alum/Vin	Kitchen Style	2 Typical	Unfinished %	0%																																																																																																
1.Wood	5.T-111 9.Other	1.Modern	4.Obsolete 7.	Grade & Factor	3 Average 105%																																																																																																
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	1 Asphalt Shingles	Bath(s) Style	2 Typical Bath(s)	3.C Grade	6.AA Grade 9.Same																																																																																																
1.Asphalt	4.Composit 7.	1.Modern	4.Obsolete 7.	SQFT (Footprint)	936																																																																																																
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	5 Above Average																																																																																																
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G																																																																																																
SF Masonry Trim	0	# Rooms	0	2.Fair	5.Avg+ 8.Exc																																																																																																
OPEN-3-	0	# Bedrooms	3	3.Avg-	6.Good 9.Same																																																																																																
OPEN-4-	0	# Full Baths	1	Phys. % Good	0%																																																																																																
Year Built	1985	# Half Baths	1	Funct. % Good	100%																																																																																																
Year Remodeled	0	# Addn Fixtures	0	Functional Code	9 None																																																																																																
Foundation	1 Concrete	# Fireplaces	0	1.Incomp	4.Small 7.Layout																																																																																																
1.Concrete	4.Wood 7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">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				1.Incomp	4.Small 7.Layout																																																																																																
Additions, Outbuildings & Improvements				2.O-Built	5.CDU 8.Other																																																																																																
				3.Damage	6.Style 9.None																																																																																																
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Type</th> <th>Year</th> <th>Units</th> <th>Grade</th> <th>Cond</th> <th>Phys.</th> <th>Funct.</th> <th>Sound Value</th> </tr> </thead> <tbody> <tr> <td>21 Open Frame</td> <td>0</td> <td>192</td> <td>0 0</td> <td>0</td> <td>0</td> <td>% 0</td> <td>%</td> </tr> <tr> <td>68 Wood Deck</td> <td>0</td> <td>240</td> <td>0 0</td> <td>0</td> <td>0</td> <td>% 0</td> <td>%</td> </tr> <tr> <td>1 One Story Frame</td> <td>0</td> <td>96</td> <td>0 0</td> <td>0</td> <td>0</td> <td>% 0</td> <td>%</td> </tr> <tr> <td>23 Frame Garage</td> <td>0</td> <td>400</td> <td>0 0</td> <td>0</td> <td>0</td> <td>% 0</td> <td>%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> </tr> </tbody> </table>				Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	21 Open Frame	0	192	0 0	0	0	% 0	%	68 Wood Deck	0	240	0 0	0	0	% 0	%	1 One Story Frame	0	96	0 0	0	0	% 0	%	23 Frame Garage	0	400	0 0	0	0	% 0	%							%	%							%	%							%	%							%	%							%	%							%	%							%	%	Econ. % Good	100%
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				Information Code	0																																																																																																
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				2.Relative	5.Estimate 8.																																																																																																
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