Map Lot 013-015 Account 1416 Location 92 THYNGS MILL ROAD Card 1 Of 1 2/15/2016

MCFARLAND JAMES W

92 THYNGS MILL ROAD

NORTH WATERBORO ME 04061
B15312P181 B3645P55

Previous Owner
MCFARLAND JAMES W & ANNETTE
92 THYNGS MILL ROAD

NORTH WATERBORO ME 04061
Sale Date: 12/05/2007

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood	**85 THYNGS MILL RD**
Tree Growth Year	**0**
1ST MORTGAGE	**0**
2ND MORTGAGE	**0**
Zone/Land Use	**33 Forest/Agricultural..**
Secondary Zone	
Topography	**1 Level**

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	**1 Paved**

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	**12/05/2007**
Price	
Sale Type	**2 Land & Buildings**

1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing	**1 Conventional**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity	**1 Arms Length Sale**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified	**1 Buyer**

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
2005	26,000	51,400	5,250	72,150
2006	26,000	39,100	8,450	56,650
2007	26,000	39,100	7,150	57,950
2008	78,900	80,900	13,000	146,800
2010	78,900	80,900	13,000	146,800
2011	78,900	80,900	10,000	149,800
2012	78,900	80,900	10,000	149,800
2013	78,900	80,900	10,000	149,800
2014	78,900	80,900	10,000	149,800
2015	78,900	80,900	10,000	149,800
2016	78,900	80,900	10,000	149,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Ossipee WF				%	
12.Arrowhead WF				%	
13.Waterfront				%	
14.Rear Land				%	
15.Misc				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Pavement				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac	21	4.50		95 %	3
22.Vacant Lot (Fr				%	
23.Non Conforming				%	
Acres				%	
24.Excess (5-10)				%	
25.Excess (10+)				%	
26.Excess (OS)				%	
27.Rear (1-100)				%	
28.Rear (101-150)					
29.Rear (151-200)					

Total Acreage 4.50

Influence Codes

1.Unimproved
2.Excess Ftg /De
3.Topography
4.Size/Shape
5.Access or Rear
6.Restriction
7.Open Space
8.View/Environ
9.Fract Share
Acres
30.Rear (201+)
31.Tillable/Horti
32.Pasture
33.Orchard
34.Frontage
35.Triangular Lot
36.Commercial
37.Softwood
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 Improveme

Waterboro

Waterboro

Map Lot 013-015 | Account 1416 | Location 92 THYNGS MILL ROAD | Card 1 Of 1 | 2/15/2016

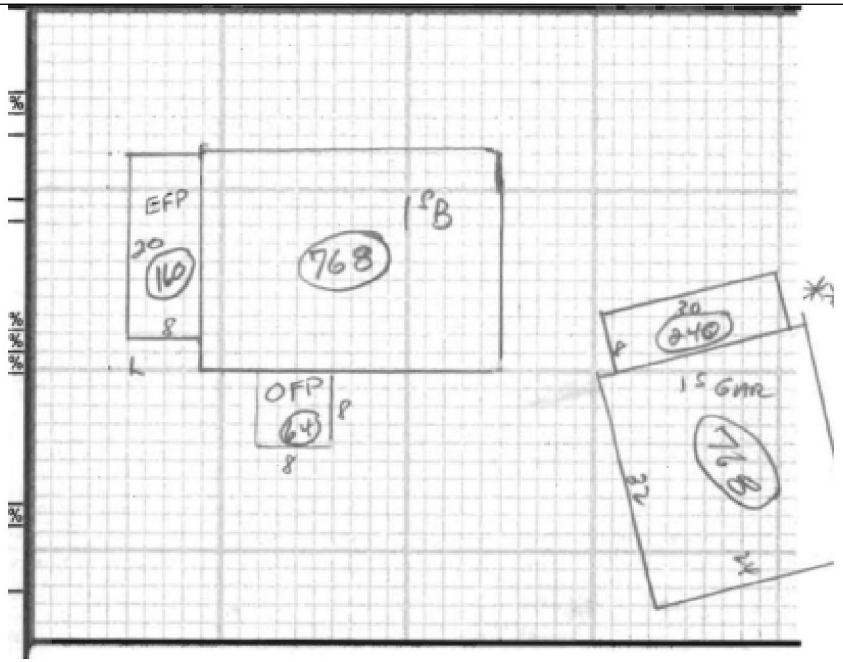
Building Style **2 Ranch**			
1.Conv	5.Garr/Col	9.Other	
2.Ranch	6.Split	10.Mohome	
3.R Ranch	7.Contemp/	11.Condo	
4.Cape	8.Log	12.	
Dwelling Units **1**			
Other Units **0**			
Stories **1 One Story**			
1.1	4.1.50	7.1.25	
2.2	5.1.75	8.	
3.3	6.2.50	9.	
Exterior Walls **1 Wood Siding**			
0.Wood	4.Asb/Asph	8.Alum/Vin	
1.Wood	5.T-111	9.Other	
2.Wd Sh	6.Br/St	11.	
3.Compos.	7.Nov	12.	
Roof Surface **1 Asphalt Shingles**			
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim **0**			
OPEN-3-CUSTOM **0**			
OPEN-4-CUSTOM **0**			
Year Built **1987**			
Year Remodeled **0**			
Foundation **1 Concrete**			
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%** **8 Floor/Wall Unit M**			
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.HWRAD	7.Electric	11.	
4.Steam	8.Fl/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 **0**			
# Bedrooms **2**			
# Full Baths **1**			
# Half Baths **1**			
# Addn Fixtures **0**			
# Fireplaces **0**			

TRIO Software
A Division of Harris Computer Systems

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.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	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 80%**			
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) **768**			
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 **0**			
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Office	9.	
Information Code **0**			
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	

Date Inspected



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	2002	240	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	160	0 0	0	0 %	0 %	
21 Open Frame	0	64	0 0	0	0 %	0 %	
23 Frame Garage	2002	768	0 0	0	0 %	0 %	
82 SHED UTILITY	2015	288	1 75	4	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