

MACDOWELL, HAMMOND L
450 WEST ROAD
WATERBORO ME 04087
USA

B6764P302

Previous Owner
MAYO THOMAS
C/O HAMMOND & BELLE MACDOWELL
450 WEST RD
WATERBORO ME 04087
Sale Date: 12/20/2019

Property Data			Assessment Record						
Neighborhood 63 WEST RD MID			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	75,100	149,000	16,000	208,100		
1ST MORTGAGE 0			2013	75,100	157,500	16,000	216,600		
2ND MORTGAGE 0			2014	75,100	157,500	16,000	216,600		
Zone/Land Use 31 Agricultural/Residential			2015	75,100	157,500	16,000	216,600		
Secondary Zone			2016	63,000	157,500	21,000	199,500		
Topography 2 Rolling			2017	63,000	157,500	21,000	199,500		
1.Level 4.Below St 7.Steep			2018	63,000	157,500	26,000	194,500		
2.Rolling 5.Low 8.Wet			2019	63,000	157,500	26,000	194,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	63,000	157,500	26,000	194,500		
Utilities 9 No Water/No Sewer			2021	45,300	0	30,380	14,920		
1.Public 4.Improve 7.Improve			2022	74,900	173,300	31,000	217,200		
2.Water 5.Improve 8.			2023	82,400	192,200	31,000	243,600		
3.Sewer 6.Improve 9.None			2024	92,400	215,800	31,000	277,200		
Street 1 Paved			2025	118,600	279,800	31,000	367,400		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
Sale Date 12/20/2019			14.Rear Land			%		4.Size/Shape	
Price 305,000			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		6.Restriction	
1.Land 4.Mobile 7.						%		7.Open Space	
2.L & B 5.Other 8.			Square Foot	Square Feet				8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing 9 Unknown			17.Secondary Lot			%		Acres	
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 1 Arms Length Sale						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				34.Frontage	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	2.00	100 %	0	35.Triangular Lot	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	27	4.57	100 %	0	36.Commercial	
Verified 5 Public Record			23.Non Conforming			%		37.Softwood	
1.Buyer 4.Agent 7.Family			Acres			%		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	
			Total Acreage		6.57			45.Camp Lot	
								46.Site Improve	

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
20.0408 - removed 3.67 acres and buildings conveyed to MacDowell, 003-042-003, 1.95 acres remaining -sb
20.0908 - split in error, entire parcel conveyed to MacDowell, abated and supplemental billed -sb

Waterboro

Map Lot 003-042

Account 193

Location 450 WEST ROAD

Card 1

Of 1

9/25/2024

Building Style 2 Ranch	SF Bsmt Living 1044	Layout 1 Typical
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade 3 100	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 1 One 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 8 Aluminum/Vinyl	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 100%
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) 1392
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 5	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1997	# 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.		2.O-Built 5.CDU 8.Other
2.C Block 5.Slab 8.		3.Damage 6.Style 9.None
3.Br/Stone 6.Prs/Post 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
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 0		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Office 9.RS
3.Wet 6. 9.		Information Code 0
		1.Owner 4.Agent 7.
		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
67 Natatorium	0	2015	0 0	5	0 %	0 %	1.One Story Fram
63 Swimming Pool	0	544	0 0	6	0 %	0 %	2.Two Story Fram
23 Frame Garage	0	1092	0 0	6	0 %	0 %	3.Three Story Fr
24 Frame Shed	0	576	0 0	2	0 %	0 %	4.1 & 1/2 Story
68 Wood Deck	0	160	0 0	5	0 %	0 %	5.1 & 3/4 Story
21 Open Frame	2011	384	0 0	0	0 %	0 %	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