

CANDY KENNY 2022 TRUST
GARDNER, CANDICE & WELLS , KENNETH JR - TRUSTEES
198 YORK WOODS ROAD
SOUTH BERWICK ME 03908

B39796P193

Previous Owner
WELLS - TENANT IN COMMON, KENNETH N JR
GARDNER - TENANT IN COMMON, CANDICE
198 YORK WOODS ROAD
SOUTH BERWICK ME 03908
Sale Date: 10/21/2022

Previous Owner
WELLS, KENNETH N JR
GARDNER, CANDICE
198 YORK WOODS ROAD
SOUTH BERWICK ME 03908
Sale Date: 6/21/2022

Previous Owner
WHITE, BENJAMIN A
88 MAYBERRY RD

GRAY ME 04039
Sale Date: 5/02/2022

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Gray

Property Data			Assessment Record						
Neighborhood 2 Crystal Lake 1			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2011	116,500	69,420	13,600	172,320		
REVIEW 0			2012	116,500	69,420	13,600	172,320		
Building Permit 0			2013	116,500	69,420	13,600	172,320		
Zone/Land Use 12 Limited Residential			2014	116,500	69,420	13,600	172,320		
Secondary Zone			2015	116,500	69,400	0	185,900		
Topography 1 Level			2016	116,500	69,400	0	185,900		
1. Hill 4. Below St 7.			2017	116,500	69,400	0	185,900		
2. Rolling 5. Low 8.			2018	116,500	69,400	0	185,900		
3. Above St 6. Swampy 9.			2019	91,300	90,800	0	182,100		
Utilities 4 Filled Well/Point 6 Septic System			2020	91,300	100,600	0	191,900		
1. Public 4. Dug Well/Po 7. Cesspool			2021	91,300	100,600	25,000	166,900		
2. Water 5. Dug Well 8. Lake			2022	91,300	100,600	25,000	166,900		
3. Holding Ta 6. Septic 9. None			2023	91,300	115,400	25,000	181,700		
Street 1 Paved			Calc.	196,500	172,000	0	368,500		
1. Paved 4. Proposed			Land Data						
2. Semi Imp 5. R/O/W			Front Foot	Type	Effective		Influence		Influence Codes
3. Gravel 6. None					Frontage	Depth	Factor	Code	
GIS Map 8			11. Water (0-200)	11	050	000	100 %	0	1. Unimproved
Field Review 1			12. Water (201-400)				%		2. Excess Frtg
Sale Data			13. Water (401-800)				%		3. Topography
Sale Date 10/21/2022			14. Water (801-160)				%		4. Size/Shape
Price			15. Water (161-320)				%		5. Access
Sale Type 2 Land & Buildings			Square Foot	Square Feet			%		6. Restriction
1. Land 4. Mobile 7. COM			16. Water (3201-6400)				%		7. Open Space
2. L & B 5. Other 8.			17. Water SF Amen				%		8. Environmental
3. Building 6. Condo 9.			18. Water View				%		9. Condo
Financing 9 Unknown			19. Water Influen				%		Acres
1. Convent 4. Seller 7.			20. ShoreFront A				%		30. Blueberry(1-20
2. FHA/VA 5. Private 8.			Fract. Acre	Acreege/Sites			%		31. Blueberry(21 -
3. Assumed 6. Cash 9. Unknown			21. Base Lot	20		0.17	100 %	0	32. Crop Land
Validity 2 Related Parties			22. Base Lot Vacan				%		33. Pasture
1. Valid 4. Split 7. Multiple			23. Base Lot Unpav				%		34. Shorefront B
2. Related 5. Partial 8. Other			Acres				%		35. Shorefront C
3. Distress 6. Exempt 9. Estate			24. Acres to 10				%		36. ANTENNA SITE
Verified 5 Public Record			25. Acres 11-30				%		37. Softwood TG
1. Buyer 4. Agent 7. Family			26. Acres 31-50				%		38. Mixed Wood TG
2. Seller 5. Pub Rec 8. Other			27. Acres 51& over				%		39. Hardwood TG
3. Lender 6. MLS 9.			28. Acres 71 & Ove				%		40. Wasteland
			29. Woods (41+)				%		41. Woodland
			Total Acreege 0.17						42. Mobile Home Si
									43. Camp Site
									44. Lot Improvemen
									45. BA SF - Oce
									46. SP Meadow Cond

Gray

Map Lot 008-108-033-000

Account 3224

Location 88 MAYBERRY RD

Card 1 Of 1 8/05/2024

Building Style 2 Ranch	SF Bsmt Living 669	Layout 1 Typical
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade 3 110	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat 0	2.Inadeq 5. 8.
3.R Ranch/ 7.Contemp 11.Cottage	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic 9 None
Dwelling Units 1	2.HWCI 6.Monitor 10.UNH2F	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.HWRF 7.Electric 11.Geother	2.1/2 Fin 5.FI/Stair 8.
Stories 1 One Story	4.Steam 8.FI/Wall 12.Heat/Co	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Central 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5. 8.
Exterior Walls 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboard 5.Stucco 9.B & B	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor 3 Average 100%
3.Compos./ 7.Stone 11.Concret	2.Typical 5. 8.	1.E Grade 4.B Grade 7.SC Grade
4.Asbestos 8.Wood Shi 12.Wood Bo	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.Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 895
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Above Average
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 2.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 3.Good 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 3	3.Avg- 4.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1947	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1998	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Delap 5.Layoff
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 6.Long term
2.C Block 5.Slab 8.		3.Damage 6.Style 7.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 6.Obsolete
2.1/2 Bmt 5.Crwl 8.		1.Location 4.Generate 9.None
3.3/4 Bmt 6. 9.None		2.Encroach 5.Flood Pl 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
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. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/29/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1998	288	3 100	4	0 %	100 %	1.One Story Fram 2.Two Story Fram 3.Three Story Fr
44 2S Frame Shed	0	320	3 100	4	0 %	100 %	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

