

FREEMAN, HEATHER L
FREEMAN, CORY
33 ALDER DRIVE
EAST WATERBORO ME 04030

B5304P232 B19269P319

Previous Owner
BOLENDER CATHERINE E
BOLENDER, DANNY R
33 ALDER DRIVE
EAST WATERBORO ME 04030
Sale Date: 7/07/2023

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 48 OLD ALFRED RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	67,600	131,400	10,000	189,000		
1ST MORTGAGE 0			2013	67,600	131,400	10,000	189,000		
2ND MORTGAGE 0			2014	67,600	131,400	10,000	189,000		
Zone/Land Use 31 Agricultural/Residential			2015	67,600	131,400	10,000	189,000		
Secondary Zone			2016	57,400	128,200	15,000	170,600		
Topography 2 Rolling			2017	57,400	128,200	15,000	170,600		
1.Level 4.Below St 7.Steep			2018	57,400	128,200	20,000	165,600		
2.Rolling 5.Low 8.Wet			2019	57,400	128,200	20,000	165,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	57,400	129,300	20,000	166,700		
Utilities 9 No Water/No Sewer			2021	63,200	129,300	24,500	168,000		
1.Public 4.Improve 7.Improve			2022	68,900	142,200	25,000	186,100		
2.Water 5.Improve 8.			2023	75,800	157,700	25,000	208,500		
3.Sewer 6.Improve 9.None			2024	85,000	177,500	25,000	237,500		
Street 1 Paved			2025	104,000	227,300	0	331,300		
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 7/07/2023			14.Rear Land				%		3.Topography
Price 413,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		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 9 Unknown			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 1 Arms Length Sale			Fract. Acre	Acreege/Sites					32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	2.00	97	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	40	0.07	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified 5 Public Record			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		2.07				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 007-066-006

Account 712

Location 33 ALDER DRIVE

Card 1

Of 1

9/23/2024

Building Style	5 Garrison/Colonial			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 2 Two 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) 816				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition 4 Average				
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G		
SF Masonry Trim 0				# Rooms	6			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 1989				# Half Baths	0			Funct. % Good 100%			
Year Remodeled 0				# Addn Fixtures	1			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 11/03/2005				Econ. % Good 100%			Economic Code None				
				Entrance Code 3 Information Only			0.None 3.Services 7.				
				Information Code 3 Tenant			1.Location 4.Traffic 8.				
				1.Owner 4.Agent 7.			2.Encroach 9.None 9.				
				2.Relative 5.Estimate 8.			3.Damage 6.Style 9.None				
				3.Tenant 6.Other 9.SNY			3.Information Code 3 Information Only				
				1.Interior 4.Vacant 7.			1.None 3.Services 7.				
				2.Refusal 5.Estimate 8.			1.Location 4.Traffic 8.				
				3.Informed 6.Office 9.RS			2.Encroach 9.None 9.				
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				3.Tenant 6.Other 9.SNY			3.Informed 6.Office 9.RS				

Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
1 One Story Frame	0	192	0 0	0	0	0	%	%	1.One Story Fram
68 Wood Deck	0	320	0 0	0	0	0	%	%	2.Two Story Fram
24 Frame Shed	0	64	0 0	0	0	0	%	%	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

