

EWING, CAITLIN A
BROWN, BENJAMIN T
19 HOOPER HILL ROAD
EAST WATERBORO ME 04030

B3036P192 B4116P32 B19364P150

Previous Owner
MCNEILL GARY
HAMMERSLEY, KIM M
19 HOOPER HILL ROAD
EAST WATERBORO ME 04030
Sale Date: 12/15/2023

Property Data			Assessment Record						
Neighborhood 34 DEERING RIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	76,700	152,200	10,000	218,900		
1ST MORTGAGE 0			2013	76,700	152,200	10,000	218,900		
2ND MORTGAGE 0			2014	76,700	152,200	10,000	218,900		
Zone/Land Use 31 Agricultural/Residential			2015	76,700	152,200	10,000	218,900		
Secondary Zone			2016	66,200	145,200	15,000	196,400		
Topography 1 Level			2017	66,200	145,200	15,000	196,400		
1.Level 4.Below St 7.Steep			2018	66,200	145,200	20,000	191,400		
2.Rolling 5.Low 8.Wet			2019	66,200	145,200	20,000	191,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	66,200	146,500	20,000	192,700		
Utilities 9 No Water/No Sewer			2021	72,800	146,500	24,500	194,800		
1.Public 4.Improve 7.Improve			2022	79,500	161,200	25,000	215,700		
2.Water 5.Improve 8.			2023	87,400	178,700	25,000	241,100		
3.Sewer 6.Improve 9.None			2024	98,000	200,700	25,000	273,700		
Street 1 Paved			2025	108,900	248,100	0	357,000		
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 12/15/2023			14.Rear Land				%		3.Topography
Price 390,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	2.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	1.68	100	%	0	35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreage		3.68				

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
24.0111 - removed 7.04ac conveyed to Gary McNeill, 011-035D, B12152/P262; split was not processed back in 2002 - vw
24.0319 - removed 2.03ac remaining of McNeill & Hammersley per BH2M survey, 011-035C-001 - vw

Waterboro

Map Lot 011-035C

Account 1339

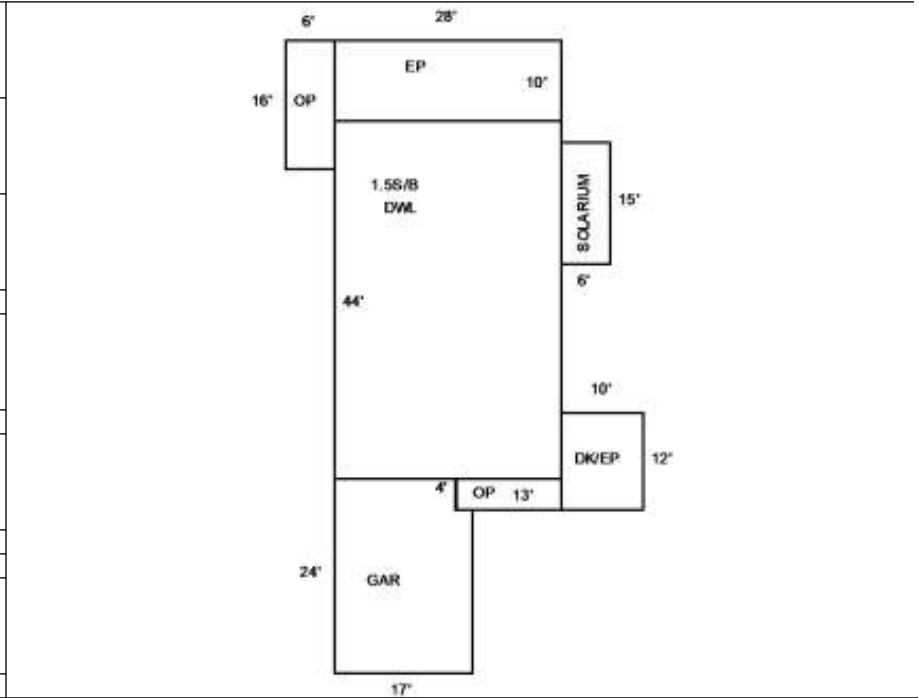
Location 19 HOOPER HILL ROAD

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	1232	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	3 100	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100% 8 Floor/Wall Unit M	3.Not func
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	1		2.HWCI	6.GravWA	10.
Other Units	0		3.HWRAD	7.Electric	11.
Stories	4 One & 1/2 Story		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0% 9 None	Insulation
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls	1 Wood Siding		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface	3 Metal		Bath(s) Style	2 Typical Bath(s)	
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim	0		# Rooms	9	
OPEN-3-	0		# Bedrooms	3	
OPEN-4-	0		# Full Baths	2	
Year Built	1984		# Half Baths	0	
Year Remodeled	0		# Addn Fixtures	0	
Foundation	1 Concrete		# Fireplaces	0	
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2c5e8c; color: white; padding: 10px 20px; font-size: 2em; font-weight: bold; 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

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	0	408	0 0	0	62 %	100 %	
72	0	90	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	120	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	280	0 0	0	0 %	0 %	
21 Open Frame	0	96	0 0	0	0 %	0 %	
21 Open Frame	0	52	0 0	0	0 %	0 %	
68 Wood Deck	0	120	0 0	0	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