

HAMILTON BRANCH HOLDINGS, LLC
 PO BOX 772
 WATERBORO ME 04087

B1814P375 B15325P647 B16493P386 B16902P474

Previous Owner
 GOODWIN, JAMIE A & CRYSTAL L
 384 BROCK RD

LYMAN ME 04002
 Sale Date: 7/26/2017

Previous Owner
 LIBBY, IVORY & REGINA
 371 CHADBOURNE RIDGE RD

N WATERBORO ME 04061
 Sale Date: 10/06/2014

Previous Owner
 GRIFFITH JEFFREY C
 C/O IVORY & REGINA LIBBY
 371 CHADBOURNE RIDGE RD
 N WATERBORO ME 04061
 Sale Date: 12/26/2012

Inspection Witnessed By:

X	Date

No./Date	Description	Date Insp.

Notes:
 18.0718 - buildings and 4.2 acres transferred to Hamilton Branch Holdings b/p 17525/201 (018-006), removed 4.8 acres to create 018-006-001 -sb

Waterboro

Property Data			Assessment Record						
Neighborhood	50 MAIN ST SO. VILL 202/4		Year	Land	Buildings	Exempt	Total		
Tree Growth Year	0		2012	57,200	101,700	0	158,900		
1ST MORTGAGE	0		2013	51,600	38,600	0	90,200		
2ND MORTGAGE	0		2014	51,600	38,600	0	90,200		
Zone/Land Use	21 Village		2015	51,600	38,600	0	90,200		
Secondary Zone			2016	43,000	38,600	0	81,600		
			2017	43,000	38,600	0	81,600		
Topography	1 Level		2018	43,000	38,600	0	81,600		
			2019	41,000	38,600	0	79,600		
1.Level	4.Below St	7.Steep	2020	41,300	38,600	0	79,900		
2.Rolling	5.Low	8.Wet	2021	45,500	38,600	0	84,100		
3.Above St	6.Swampy	9.Lev/Roll	2022	49,600	42,500	0	92,100		
Utilities	2 Public Water		2023	54,500	47,100	0	101,600		
1.Public	4.Improve	7.Improve	2024	61,200	52,900	0	114,100		
2.Water	5.Improve	8.	2025	72,900	72,100	0	145,000		
3.Sewer	6.Improve	9.None	Land Data						
Street	1 Paved		Front Foot	Type	Effective		Influence		Influence Codes
1.Paved	4.Proposed	7.ROW			Frontage	Depth	Factor	Code	
2.Semi Imp	5.Pvt	8.None	11.Ossipee WF					1.Unimproved	
3.Gravel	6.Aband	9.TG PLAN	12.Arrowhead WF					2.Excess Ftg /De	
LAND USE	0		13.Waterfront					3.Topography	
BUILDING USE	0		14.Rear Land					4.Size/Shape	
Sale Data			15.Misc					5.Access or Rear	
Sale Date	7/26/2017		Square Foot		Square Feet				
Price					Frontage	Depth			Factor
Sale Type	2 Land & Buildings		16.Regular Lot					6.Restriction	
1.Land	4.Mobile	7.	17.Secondary Lot					7.Open Space	
2.L & B	5.Other	8.	18.Excess Land					8.View/Environ	
3.Building	6.	9.	19.Condominium					9.Fract Share	
Financing	9 Unknown		20.Pavement					Acres	
1.Convent	4.Seller	7.	Fract. Acre	Acreage/Sites					
2.FHA/VA	5.Private	8.		21.Homesite (Frac	21				0.50
3.Assumed	6.Cash	9.Unknown	22.Vacant Lot (Fr	26	4.30	50	%	1	
Validity	8 Other Non Valid		23.Non Conforming						
1.Valid	4.Split	7.Renovate	Acres						
2.Related	5.Partial	8.Other	24.Excess (5-10)						
3.Distress	6.Exempt	9.	25.Excess (10+)						
Verified	5 Public Record		26.Excess						
1.Buyer	4.Agent	7.Family	27.Rear (1-100)						
2.Seller	5.Pub Rec	8.Other	28.Rear (101-150)						
3.Lender	6.MLS	9.	29.Rear (151-200)						
			Total Acreage		4.80				

46.Site Improve

