

HAMILTON, BRENDA S
 HAMILTON, WENDELL J JR
 788 MAIN STREET
 WATERBORO ME 04087-3011

B15524P522 B18429P899

Previous Owner
 HAMILTON WENDELL JR & BRENDA S & JAMES B
 PO BOX 426

WATERBORO ME 04087
 Sale Date: 10/23/2020

Inspection Witnessed By:

X _____ Date _____

No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 50 MAIN ST SO. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	42,200	26,000	10,000	58,200		
1ST MORTGAGE 0			2013	37,900	87,000	10,000	114,900		
2ND MORTGAGE 0			2014	37,900	87,000	10,000	114,900		
Zone/Land Use 21 Village			2015	37,900	87,000	10,000	114,900		
Secondary Zone			2016	32,200	89,700	15,000	106,900		
Topography 1 Level			2017	32,200	89,700	15,000	106,900		
1.Level 4.Below St 7.Steep			2018	32,200	89,700	20,000	101,900		
2.Rolling 5.Low 8.Wet			2019	32,200	89,700	20,000	101,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	32,200	90,400	20,000	102,600		
Utilities 2 Public Water			2021	35,400	90,400	24,500	101,300		
1.Public 4.Improve 7.Improve			2022	38,600	99,400	25,000	113,000		
2.Water 5.Improve 8.			2023	42,500	110,300	25,000	127,800		
3.Sewer 6.Improve 9.None			2024	47,700	124,800	25,000	147,500		
Street 1 Paved			2025	58,300	165,700	25,000	199,000		
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 10/23/2020			14.Rear Land				%		3.Topography
Price			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				%		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 2 Related Parties							%		33.Orchard
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					34.Frontage
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.47	85	%	6	35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		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 0.47						45.Camp Lot
									46.Site Improve


Waterboro

Map Lot 023-006A

Account 1890

Location 788 MAIN STREET

Card 1 Of 1 9/23/2024

Building Style	2 Ranch	SF Bsm't Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	Fin Bsm't Grade	0 0	1.Typical	4. 7.
2.Ranch	6.Split	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.
3.R Ranch	7.Contemp/	Heat Type	100% 5 Force Warm Air	3.Not func	6. 9.
4.Cape	8.Log	1.HWBB	5.FWA	Attic 9 None	
Dwelling Units 1		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin
Other Units 0		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair
Stories 1 One Story		4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi
1.1	4.1.50	Cool Type	0% 9 None	Insulation 1 Full	
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal
3.3	6.2.50	2.Evapor	5. 8.	2.Heavy	5.Unk
Exterior Walls 8 Alumunum/Vinyl		3.H Pump	6. 9.None	3.Capped	6. 9.None
0.Wood	4.Asb/Asph	Kitchen Style 2 Typical		Unfinished % 0%	
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor 2 Fair 100%	
2.Wd Sh	6.Br/St	2.Typical	5. 8.	1.E Grade	4.B Grade
3.Compos.	7.Nov	3.Old Type	6. 9.None	2.D Grade	5.A Grade
Roof Surface 1 Asphalt Shingles		Bath(s) Style 2 Typical Bath(s)		3.C Grade	6.AA Grade
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint) 1431	
2.Slate	5.Wood	2.Typical	5. 8.	Condition 7 Very Good	
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg
SF Masonry Trim 0		# Rooms	5	2.Fair	5.Avg+
OPEN-3- 0		# Bedrooms	3	3.Avg-	6.Good
OPEN-4- 0		# Full Baths	2	Phys. % Good 0%	
Year Built 2012		# Half Baths	0	Funct. % Good 90%	
Year Remodeled 0		# Addn Fixtures	0	Functional Code 5 Cond/Des/Util	
Foundation 5 Concrete Slab		# Fireplaces	0	1.Incomp	4.Small
1.Concrete	4.Wood				
2.C Block	5.Slab				
3.Br/Stone	6.Prs/Post				
Basement 9 No Basement					
1.1/4 Bmt	4.Full Bmt				
2.1/2 Bmt	5.None				
3.3/4 Bmt	6. 9.None				
Bsm't Gar # Cars 0					
Wet Basement 0					
1.Dry	4. 7.				
2.Damp	5. 8.				
3.Wet	6. 9.				
Date Inspected				Econ. % Good 100%	
				Economic Code None	
				0.None	
				1.Location	
				2.Encroach	
				Entrance Code 0	
				1.Interior	
				2.Refusal	
				3.Informed	
				Information Code 0	
				1.Owner	
				2.Relative	
				3.Tenant	

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	2012	224	0 0	0	0	0	0	1.One Story Fram
24 Frame Shed	2012	200	0 0	0	0	0	0	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

