

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

Notes:

Property Data			Assessment Record						
Neighborhood 50 MAIN ST SO. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2011	42,200	26,000	10,000	58,200		
1ST MORTGAGE 0			2012	42,200	26,000	10,000	58,200		
2ND MORTGAGE 0			2013	37,900	87,000	10,000	114,900		
Zone/Land Use 21 Village			2014	37,900	87,000	10,000	114,900		
Secondary Zone			2015	37,900	87,000	10,000	114,900		
Topography 1 Level			2016	32,200	89,700	15,000	106,900		
1.Level 4.Below St 7.Steep			2017	32,200	89,700	15,000	106,900		
2.Rolling 5.Low 8.Wet			2018	32,200	89,700	20,000	101,900		
3.Above St 6.Swampy 9.Lev/Roll			2019	32,200	89,700	20,000	101,900		
Utilities 2 Public Water			2020	32,200	90,400	20,000	102,600		
1.Public 4.Improve 7.Improve			2021	35,400	90,400	24,500	101,300		
2.Water 5.Improve 8.			2022	38,600	99,400	25,000	113,000		
3.Sewer 6.Improve 9.None			2023	42,500	110,300	25,000	127,800		
Street 1 Paved			2024	47,700	124,800	25,000	147,500		
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.			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				%		30.Rear (201+)
2.FHA/VA 5.Private 8.			20.Pavement				%		31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown							%		32.Pasture
Validity 2 Related Parties			Fract. Acre	Acreage/Sites			%		33.Orchard
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	0.47	85	%	6	34.Frontage
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		35.Triangular Lot
3.Distress 6.Exempt 9.			23.Non Conforming				%		36.Commercial
Verified 5 Public Record			Acres				%		37.Softwood
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		39.Hardwood
3.Lender 6.MLS 9.			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 0.47						44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 023-006A

Account 1890

Location 788 MAIN STREET

Card 1

Of 1

9/07/2023

Building Style	2 Ranch	SF Bsmt Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	Fin Bsmt 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.F/Stair
Stories 1 One Story		4.Steam	8.F/WallM	3.3/4 Fin	6. 9.None
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	7.AAA Grad	8.
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		7.V G	8.Exc
OPEN-3- 0		# Bedrooms 3		2.Fair	5.Avg+
OPEN-4- 0		# Full Baths 2		3.Avg-	6.Good
Year Built 2012		# Half Baths 0		Phys. % Good 0%	
Year Remodeled 0		# Addn Fixtures 0		Funct. % Good 90%	
Foundation 5 Concrete Slab		# Fireplaces 0		Functional Code 5 Cond/Des/Util	
1.Concrete	4.Wood	<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				
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				
Bsmt Gar # Cars 0					
Wet Basement 0					
1.Dry	4. 7.				
2.Damp	5. 8.				
3.Wet	6. 9.				
Date Inspected		1.Incomp 4.Small 7.Layout 2.O-Built 5.CDU 8.Other 3.Damage 6.Style 9.None Econ. % Good 100% Economic Code None 0.None 3.Services 7. 1.Location 4.Traffic 8. 2.Encroach 9.None 9. Entrance Code 0 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8. 3.Informed 6.Office 9.RS Information Code 0 1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.SNY			

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

