

SHEVENELL, JOANNE C
 SHEVENELL, ALLISON L & ASHLEY
 309 HAMILTON ROAD
 WATERBORO ME 04087

B5489P206 B16124P374 B18918P483 B19054P467

Previous Owner
 TANGUAY, NATHAN L
 873 SOUTH WATERBORO ROAD

LYMAN ME 04002
 Sale Date: 6/22/2022

Previous Owner
 LEIGHTON, WESLEY W
 770 OSSIPEE HILL ROAD

WATERBORO ME 04087
 Sale Date: 1/04/2022

Previous Owner
 KNIGHT HENRY R & MARGARET
 C/O WESLEY LEIGHTON
 770 OSSIPEE HILL RD
 WATERBORO ME 04087
 Sale Date: 7/11/2011

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 22.0831-added 26x40 1st/b-sb

Property Data		
Neighborhood	54 HAMILTON RD	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	21 Village	
Secondary Zone		
Topography	1 Level	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	1 Paved	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	6/22/2022	
Price	337,900	
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	1 Arms Length Sale	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2011	31,800	26,800	10,000	48,600
2012	31,800	26,800	10,000	48,600
2013	31,800	0	0	31,800
2014	31,800	26,800	0	58,600
2015	31,800	0	0	31,800
2016	27,100	0	0	27,100
2017	27,100	0	0	27,100
2018	27,100	0	0	27,100
2019	27,100	0	0	27,100
2020	27,100	0	0	27,100
2021	29,800	0	0	29,800
2022	32,500	0	0	32,500
2023	35,700	161,100	0	196,800
2024	40,100	180,900	0	221,000

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF				%		1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear (201+)
				%		31.Tillable/Horti
				%		32.Pasture
				%		33.Orchard
				%		34.Frontage
				%		35.Triangular Lot
				%		36.Commercial
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.Gravel Pit (Ac
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Utility ROW
				%		45.Camp Lot
				%		46.Site Improve
Square Foot		Square Feet				
16.Regular Lot				%		
17.Secondary Lot				%		
18.Excess Land				%		
19.Condominium				%		
20.Pavement				%		
Fract. Acre		Acreage/Sites				
21.Homesite (Frac	21	0.24		100 %	0	
22.Vacant Lot (Fr				%		
23.Non Conforming				%		
Acres						
24.Excess (5-10)				%		
25.Excess (10+)				%		
26.Excess				%		
27.Rear (1-100)				%		
28.Rear (101-150)				%		
29.Rear (151-200)				%		
Total Acreage		0.24				

Waterboro

Map Lot 023-007


Account 1880

Location 309 HAMILTON ROAD

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% 1 Hot Water BB	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 Aluminum/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 4 Good 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)		2.D Grade	5.A Grade			
1.Asphalt	4.Composit	1.Modern	4.Obsolete	3.C Grade	6.AA Grade			
2.Slate	5.Wood	2.Typical	5. 8.	SQFT (Footprint) 1040				
3.Metal	6.Other	3.Old Type	6. 9.None	Condition 6 Good				
SF Masonry Trim 0		# Rooms 5		1.Poor	4.Avg			
OPEN-3- 0		# Bedrooms 3		7.V G	8.Exc			
OPEN-4- 0		# Full Baths 1		2.Fair	5.Avg+			
Year Built 2022		# Half Baths 0		3.Avg-	6.Good			
Year Remodeled 0		# Addn Fixtures 0		Phys. % Good 0%				
Foundation 1 Concrete		# Fireplaces 0		Funct. % Good 100%				
1.Concrete	4.Wood							
2.C Block	5.Slab					Functional Code 9 None		
3.Br/Stone	6.Prs/Post					1.Incomp	4.Small	7.Layout
Basement 0						Economic Code None		
1.1/4 Bmt	4.Full Bmt					0.None	3.Services	7.
2.1/2 Bmt	5.None					1.Location	4.Traffic	8.
3.3/4 Bmt	6. 9.None					2.Encroach	9.None	9.
Bsmt Gar # Cars 0						Entrance Code 0		
Wet Basement 1 Dry Basement						1.Interior	4.Vacant	7.
1.Dry	4. 7.					2.Refusal	5.Estimate	8.
2.Damp	5. 8.	3.Informed	6.Office	9.RS				
3.Wet	6. 9.	Information Code 0						
Date Inspected		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
					%	%	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

