

DURGIN SHAWN P
295 HAMILTON RD
WATERBORO ME 04087

B14226P425 B15418P412

Previous Owner
CHESLEY ADAM R & JILLYENNE H
295 HAMILTON ROAD

WATERBORO ME 04087
Sale Date: 5/20/2008

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 54 HAMILTON RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2011	68,000	61,400	0	129,400		
1ST MORTGAGE 0			2012	68,000	61,400	0	129,400		
2ND MORTGAGE 0			2013	68,000	61,400	0	129,400		
Zone/Land Use 21 Village			2014	68,000	61,400	0	129,400		
Secondary Zone			2015	68,000	61,400	0	129,400		
Topography 1 Level			2016	57,400	61,400	0	118,800		
1.Level 4.Below St 7.Steep			2017	57,400	61,400	0	118,800		
2.Rolling 5.Low 8.Wet			2018	57,400	61,400	0	118,800		
3.Above St 6.Swampy 9.Lev/Roll			2019	57,400	61,400	0	118,800		
Utilities 9 No Water/No Sewer			2020	57,400	61,400	0	118,800		
1.Public 4.Improve 7.Improve			2021	63,100	61,400	0	124,500		
2.Water 5.Improve 8.			2022	68,800	67,500	0	136,300		
3.Sewer 6.Improve 9.None			2023	75,700	74,900	0	150,600		
Street 1 Paved			2024	84,900	84,600	0	169,500		
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 5/20/2008			14.Rear Land				%		3.Topography
Price 125,000			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 1 Conventional			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity 1 Arms Length Sale			Fract. Acre		Acreege/Sites				32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.00	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	24	1.50	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified 5 Public Record			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			Total Acreage		2.50				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 023-008


Account 1881

Location 295 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.FI/Stair			
Stories 1 One Story		4.Steam	8.FI/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 3 Average 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) 720				
3.Metal	6.Other	3.Old Type	6. 9.None	Condition 4 Average				
SF Masonry Trim 0		# Rooms 4		1.Poor	4.Avg			
OPEN-3- 0		# Bedrooms 2		7.V G	8.Exc			
OPEN-4- 0		# Full Baths 1		2.Fair	5.Avg+			
Year Built 1948		# Half Baths 0		3.Avg-	6.Good			
Year Remodeled 0		# Addn Fixtures 0		Phys. % Good 0%				
Foundation 2 Concrete Block		# 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 4 Full Basement						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	
22 Encl Frame Porch	0	54	0 0	0	0	0 %	0 %	1.One Story Fram
23 Frame Garage	0	240	0 0	0	0	0 %	0 %	2.Two Story Fram
21 Open Frame	0	35	0 0	0	0	0 %	0 %	3.Three Story Fr
24 Frame Shed	0	112	0 0	0	0	0 %	0 %	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

