

NORCROSS LISA Y
286 HAMILTON ROAD
WATERBORO ME 04087

B13604P224 B16478P107 B16668P108

Previous Owner
KOCHANSKY PATRICIA A & JOHN M
286 HAMILTON ROAD

WATERBORO ME 04087
Sale Date: 8/08/2013

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 54 HAMILTON RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	59,600	79,100	0	138,700		
1ST MORTGAGE 0			2013	59,600	79,100	0	138,700		
2ND MORTGAGE 0			2014	59,600	79,100	0	138,700		
Zone/Land Use 21 Village			2015	59,600	79,100	0	138,700		
Secondary Zone			2016	50,800	79,100	0	129,900		
Topography 1 Level			2017	50,800	79,100	0	129,900		
1.Level 4.Below St 7.Steep			2018	50,800	79,100	0	129,900		
2.Rolling 5.Low 8.Wet			2019	50,800	79,100	0	129,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	50,800	79,100	0	129,900		
Utilities 9 No Water/No Sewer			2021	55,900	79,100	0	135,000		
1.Public 4.Improve 7.Improve			2022	61,000	87,000	0	148,000		
2.Water 5.Improve 8.			2023	67,100	96,400	0	163,500		
3.Sewer 6.Improve 9.None			2024	75,300	110,500	0	185,800		
Street 1 Paved			2025	94,000	165,500	0	259,500		
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 8/08/2013			14.Rear Land				%		3.Topography
Price 130,000			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	90	%	3	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	27	1.60	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified 1 Buyer			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		2.60				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 023-012

Account 1885

Location 286 HAMILTON ROAD

Card 1

Of 1

9/23/2024

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	6.1/2 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	
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	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) 651	
2.Slate	5.Wood	2.Typical	5. 8.	Condition 5 Above Average	
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg
SF Masonry Trim 0		# Rooms 0		2.Fair	5.Avg+
OPEN-3- 0		# Bedrooms 2		3.Avg-	6.Good
OPEN-4- 0		# Full Baths 1		Phys. % Good 0%	
Year Built 1830		# Half Baths 0		Funct. % Good 100%	
Year Remodeled 1979		# Addn Fixtures 0		Functional Code 9 None	
Foundation 1 Concrete		# Fireplaces 0		1.Incomp	4.Small
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 5 Crawl Space					
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 3 Wet Basement					
1.Dry	4. 7.				
2.Damp	5. 8.				
3.Wet	6. 9.				
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 Frame	1979	129	3 100	4	75 %	100 %	
22 Encl Frame Porch	0	20	0 0	0	0 %	0 %	
23 Frame Garage	0	288	0 0	0	0 %	0 %	
24 Frame Shed	0	126	0 0	0	0 %	0 %	
24 Frame Shed	0	126	0 0	0	0 %	0 %	
24 Frame Shed	0	120	0 0	0	0 %	0 %	
21 Open Frame	0	120	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	

