

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			2011	59,600	79,100	0	138,700		
1ST MORTGAGE 0			2012	59,600	79,100	0	138,700		
2ND MORTGAGE 0			2013	59,600	79,100	0	138,700		
Zone/Land Use 21 Village			2014	59,600	79,100	0	138,700		
Secondary Zone			2015	59,600	79,100	0	138,700		
Topography 1 Level			2016	50,800	79,100	0	129,900		
1.Level 4.Below St 7.Steep			2017	50,800	79,100	0	129,900		
2.Rolling 5.Low 8.Wet			2018	50,800	79,100	0	129,900		
3.Above St 6.Swampy 9.Lev/Roll			2019	50,800	79,100	0	129,900		
Utilities 9 No Water/No Sewer			2020	50,800	79,100	0	129,900		
1.Public 4.Improve 7.Improve			2021	55,900	79,100	0	135,000		
2.Water 5.Improve 8.			2022	61,000	87,000	0	148,000		
3.Sewer 6.Improve 9.None			2023	67,100	96,400	0	163,500		
Street 1 Paved			2024	75,300	110,500	0	185,800		
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

9/07/2023

Building Style	2 Ranch			SF Bsmt Living	0	Layout	1 Typical			
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	0 0	1.Typical	4.	7.		
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL	0	2.Inadeq	5.	8.		
3.R Ranch	7.Contemp/	11.Condo		Heat Type	100% 1 Hot Water BB	3.Not func	6.	9.		
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat				
Dwelling Units	1			2.HWCI	6.GravWA	10.				
Other Units	0			3.HWRAD	7.Electric	11.				
Stories	1 One Story			4.Steam	8.F/WallM	12.				
1.1	4.1.50	7.1.25		Cool Type	0% 9 None			Insulation	1 Full	
2.2	5.1.75	8.		1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.	
3.3	6.2.50	9.		2.Evapor	5.	8.	2.Heavy	5.Unk	8.	
Exterior Walls	8 Alumunum/Vinyl			3.H Pump	6.	9.None	3.Capped	6.	9.None	
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	2 Typical			Unfinished %	0%	
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Grade & Factor	3 Average 100%		
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.	1.E Grade	4.B Grade	7.AAA Grad	
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.	
Roof Surface	1 Asphalt Shingles			Bath(s) Style	2 Typical Bath(s)			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	SQFT (Footprint)	651		
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition	5 Above Average		
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G	
SF Masonry Trim	0			# Rooms	0			2.Fair	5.Avg+	8.Exc
OPEN-3-	0			# Bedrooms	2			3.Avg-	6.Good	9.Same
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	7.Layout
1.Concrete	4.Wood	7.					2.O-Built	5.CDU	8.Other	
2.C Block	5.Slab	8.					3.Damage	6.Style	9.None	
3.Br/Stone	6.Prs/Post	9.					Econ. % Good	100%		
Basement	5 Crawl Space						Economic Code	None		
1.1/4 Bmt	4.Full Bmt	7.					0.None	3.Services	7.	
2.1/2 Bmt	5.None	8.					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	3 Wet 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		
							1.Owner	4.Agent	7.	
							2.Relative	5.Estimate	8.	
							3.Tenant	6.Other	9.SNY	



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	1979	129	3 100	4	75 %	100 %		1.One Story Fram
22 Encl Frame Porch	0	20	0 0	0	0 %	0 %		2.Two Story Fram
23 Frame Garage	0	288	0 0	0	0 %	0 %		3.Three Story Fr
24 Frame Shed	0	126	0 0	0	0 %	0 %		4.1 & 1/2 Story
24 Frame Shed	0	126	0 0	0	0 %	0 %		5.1 & 3/4 Story
24 Frame Shed	0	120	0 0	0	0 %	0 %		6.2 & 1/2 Story
21 Open Frame	0	120	0 0	0	0 %	0 %		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

