

ABBOTT REAL ESTATE HOLDINGS LLC  
29 HAMILTON ROAD  
LYMAN ME 04002

B14287P114 B18270P531 B18270P534 B19328P339

Previous Owner  
ABBOTT, DAVID J  
29 HAMILTON ROAD

LYMAN ME 04002  
Sale Date: 10/12/2023

Previous Owner  
ABBOTT DOUGLAS & DAVID J  
7 ABBOTT LANE

EAST WATERBORO ME 04030  
Sale Date: 6/08/2020

Previous Owner  
ABBOTT DOUGLAS & CONSTANCE  
PO BOX 188

E WATERBORO ME 04030  
Sale Date: 11/12/2004

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
24.0214 - removed building demolished May 2023 -sb  
24.0402 - added 20x26 2s/b with 10x26 1s cath/b - vw

Waterboro

Property Data			Assessment Record				
Neighborhood	27 OSS�PEE POND WF B		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2012	35,400	113,700	0	149,100
1ST MORTGAGE	0		2013	35,400	113,700	0	149,100
2ND MORTGAGE	0		2014	35,400	113,700	0	149,100
Zone/Land Use	48 Shoreland		2015	35,400	113,700	0	149,100
Secondary Zone			2016	33,600	113,700	0	147,300
Topography	1 Level		2017	33,600	113,700	0	147,300
1.Level	4.Below St	7.Steep	2018	33,600	113,700	0	147,300
2.Rolling	5.Low	8.Wet	2019	33,600	113,700	0	147,300
3.Above St	6.Swampy	9.Lev/Roll	2020	33,600	114,200	0	147,800
Utilities	9 No Water/No Sewer		2021	36,900	114,200	0	151,100
1.Public	4.Improve	7.Improve	2022	40,300	125,700	0	166,000
2.Water	5.Improve	8.	2023	44,300	139,400	0	183,700
3.Sewer	6.Improve	9.None	2024	49,700	156,500	0	206,200
Street	3 Gravel		2025	33,600	326,200	0	359,800
1.Paved	4.Proposed	7.ROW	<b>Land Data</b>				
2.Semi Imp	5.Pvt	8.None	<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>	<b>Influence</b>	<b>Influence</b>
3.Gravel	6.Aband	9.TG PLAN			<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>
LAND USE	0		11.Ossipee WF	14	100	050	100 %
BUILDING USE	0		12.Arrowhead WF				0
<b>Sale Data</b>			13.Waterfront				%
Sale Date	10/12/2023		14.Rear Land				%
Price			15.Misc				%
Sale Type	2 Land & Buildings						%
1.Land	4.Mobile	7.	<b>Square Foot</b>	<b>Square Feet</b>			
2.L & B	5.Other	8.	16.Regular Lot				%
3.Building	6.	9.	17.Secondary Lot				%
Financing	9 Unknown		18.Excess Land				%
1.Convent	4.Seller	7.	19.Condominium				%
2.FHA/VA	5.Private	8.	20.Pavement				%
3.Assumed	6.Cash	9.Unknown					%
Validity	2 Related Parties		<b>Fract. Acre</b>	<b>Acreege/Sites</b>			
1.Valid	4.Split	7.Renovate	21.Homesite (Frac				%
2.Related	5.Partial	8.Other	22.Vacant Lot (Fr				%
3.Distress	6.Exempt	9.	23.Non Conforming				%
Verified	5 Public Record		<b>Acres</b>				%
1.Buyer	4.Agent	7.Family	24.Excess ( 5-10)				%
2.Seller	5.Pub Rec	8.Other	25.Excess (10+)				%
3.Lender	6.MLS	9.	26.Excess				%
			27.Rear (1-100)				%
			28.Rear (101-150)				%
			29.Rear (151-200)				%
				<b>Total Acreage 0.06</b>			

- 1.Unimproved
- 2.Excess Ftg /De
- 3.Topography
- 4.Size/Shape
- 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


**Waterboro**

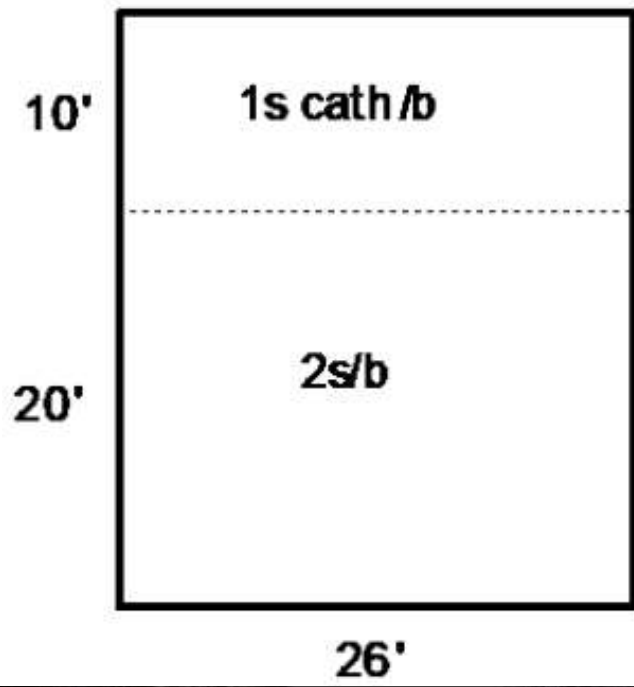
Map Lot 029-017

Account 2041

Location 11 ABBOTT LANE

Card 1 Of 1 9/23/2024

Building Style <b>9 Other</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Contemp/ 11.Condo	Heat Type <b>100% 1 Hot Water BB</b>	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>0</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Other Units <b>0</b>	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories <b>2 Two Story</b>	4.Steam 8.FI/WallM 12.	3.3/4 Fin 6.1/2 Unfi 9.None
1.1 4.1.50 7.1.25	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 Alumunum/Vinyl</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor <b>4 Good 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>520</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>6 Good</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3- <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2024</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>0</b>	
	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
113 1 ST CATH	0	260	0 0	0	0 %	0 %	
27 Unfin Basement	0	260	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



- 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