

PROACH, ERIC J  
PO BOX 111  
WATERBORO ME 04087

B16229P316 B18212P18

Previous Owner  
PROACH GEORGE J & JEAN N TRUSTEES OF  
THE GJP REALTY TRUST  
PO BOX 111  
WATERBORO ME 04087  
Sale Date: 4/03/2020

Previous Owner  
KELLETT RAYMOND A\* & LUCILLE L  
C/O BERNARD LECLERC  
10 GEORGE AVE  
SANFORD ME 04073  
Sale Date: 12/23/2011

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																																	
Neighborhood	41 SOKOKIS TRAIL RT5 M		Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																													
Tree Growth Year	0		2012	58,800	125,300	16,000	168,100																																																																																																																																																																																																													
1ST MORTGAGE	0		2013	45,800	71,700	0	117,500																																																																																																																																																																																																													
2ND MORTGAGE	0		2014	45,800	71,700	0	117,500																																																																																																																																																																																																													
Zone/Land Use	48 Shoreland		2015	45,800	71,700	0	117,500																																																																																																																																																																																																													
Secondary Zone	31 .....		2016	41,200	70,800	0	112,000																																																																																																																																																																																																													
Topography	1 Level		2017	41,200	70,800	0	112,000																																																																																																																																																																																																													
1.Level	4.Below St	7.Steep	2018	41,200	70,800	0	112,000																																																																																																																																																																																																													
2.Rolling	5.Low	8.Wet	2019	41,200	70,800	0	112,000																																																																																																																																																																																																													
3.Above St	6.Swampy	9.Lev/Roll	2020	41,200	71,400	0	112,600																																																																																																																																																																																																													
Utilities	9 No Water/No Sewer		2021	45,300	71,400	0	116,700																																																																																																																																																																																																													
1.Public	4.Improve	7.Improve	2022	49,400	78,500	0	127,900																																																																																																																																																																																																													
2.Water	5.Improve	8.	2023	54,400	87,100	0	141,500																																																																																																																																																																																																													
3.Sewer	6.Improve	9.None	2024	61,000	98,100	0	159,100																																																																																																																																																																																																													
Street	3 Gravel		2025	64,100	120,300	0	184,400																																																																																																																																																																																																													
1.Paved	4.Proposed	7.ROW	<table border="1"> <thead> <tr> <th colspan="5">Land Data</th> </tr> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>11.Ossipee WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>1.Unimproved</td> </tr> <tr> <td>12.Arrowhead WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>2.Excess Ftg /De</td> </tr> <tr> <td>13.Waterfront</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>3.Topography</td> </tr> <tr> <td>14.Rear Land</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>4.Size/Shape</td> </tr> <tr> <td>15.Misc</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>5.Access or Rear</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>6.Restriction</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>7.Open Space</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>8.View/Environ</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>9.Fract Share</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>Acres</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>30.Rear (201+)</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>31.Tillable/Horti</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>32.Pasture</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>33.Orchard</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>34.Frontage</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>35.Triangular Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>36.Commercial</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>37.Softwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>38.Mixed Wood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>39.Hardwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>40.Wasteland</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>41.Gravel Pit (Ac</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>42.Mobile Home Si</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>43.Condo Site</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>44.Utility ROW</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>45.Camp Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>46.Site Improve</td> </tr> </tbody> </table>					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
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2.L & B	5.Other	8.																																																																																																																																																																																																																		
3.Building	6.	9.																																																																																																																																																																																																																		
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1.Convent	4.Seller	7.																																																																																																																																																																																																																		
2.FHA/VA	5.Private	8.																																																																																																																																																																																																																		
3.Assumed	6.Cash	9.Unknown																																																																																																																																																																																																																		
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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.																																																																																																																																																																																																																		

## Waterboro

Map Lot 032-049


Account 2139

Location 11 HAMS COVE ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>1 Conventional</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% 2 Hot Water C Iron</b>			3.Not func	6.	9.		
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic <b>9 None</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>1 One 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 Aluminum/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>2 Fair 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>3 Metal</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>1404</b>					
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition <b>3 Below Average</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>6</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>1</b>			Phys. % Good <b>0%</b>					
Year Built <b>1984</b>				# Half Baths <b>0</b>			Funct. % Good <b>75%</b>					
Year Remodeled <b>0</b>				# Addn Fixtures <b>0</b>			Functional Code <b>5 Cond/Des/Util</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>5 Crawl Space</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>0</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	
22 Encl Frame Porch	0	160	0 0	0	0	0 %	0 %	1.One Story Fram
68 Wood Deck	0	320	0 0	0	0	0 %	0 %	2.Two Story Fram
23 Frame Garage	0	576	0 0	0	0	0 %	0 %	3.Three Story Fr
24 Frame Shed	0	80	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
23 Frame Garage	0	575	0 0	0	0	0 %	0 %	5.1 & 3/4 Story
58 Gazebo/Screen	0	144	2 100	3	50	0 %	100 %	6.2 & 1/2 Story
						0 %	0 %	21.Open Frame Por
						0 %	0 %	22.Encl Frame Por
						0 %	0 %	23.Frame Garage
						0 %	0 %	24.Frame Shed
						0 %	0 %	25.Frame Bay Wind
						0 %	0 %	26.1SFr Overhang
						0 %	0 %	27.Unfin Basement
						0 %	0 %	28.Unfinished Att
						0 %	0 %	29.Finished Attic