

PROACH, ERIC J  
P O BOX 111  
WATERBORO ME 04087

B4333P296 B18788P522 B18788P524

Previous Owner  
PROACH, PETER G, TRUSTEE  
203 POST ROAD

WELLS ME 04009  
Sale Date: 9/01/2021

Previous Owner  
PROACH GEORGE J  
PO BOX 111

WATERBORO ME 04087  
Sale Date: 8/31/2021

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
24.0626 - replaced 5x18 deck with 6x28 deck, added 8x32 op and basement garage; renovations also include new windows, doors & siding - vw

Waterboro

Property Data			Assessment Record						
Neighborhood <b>41 SOKOKIS TRAIL RT5 M</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	158,100	261,500	10,000	409,600		
1ST MORTGAGE <b>0</b>			2013	158,100	261,500	10,000	409,600		
2ND MORTGAGE <b>0</b>			2014	158,100	261,500	10,000	409,600		
Zone/Land Use <b>48 Shoreland</b>			2015	158,100	261,500	10,000	409,600		
Secondary Zone <b>31 .....</b>			2016	107,800	190,200	15,000	283,000		
Topography <b>8 Wet Area</b>			2017	107,800	190,200	15,000	283,000		
1.Level 4.Below St 7.Steep			2018	107,800	190,200	20,000	278,000		
2.Rolling 5.Low 8.Wet			2019	107,800	190,200	20,000	278,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	107,800	190,500	20,000	278,300		
Utilities <b>9 No Water/No Sewer</b>			2021	118,600	190,500	24,500	284,600		
1.Public 4.Improve 7.Improve			2022	129,400	209,500	25,000	313,900		
2.Water 5.Improve 8.			2023	142,300	232,400	0	374,700		
3.Sewer 6.Improve 9.None			2024	159,500	262,200	0	421,700		
Street <b>3 Gravel</b>			2025	166,100	343,500	0	509,600		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF	11	Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			12.Arrowhead WF						1.Unimproved
<b>Sale Data</b>			13.Waterfront						2.Excess Ftg /De
Sale Date <b>9/01/2021</b>			14.Rear Land						3.Topography
Price			15.Misc						4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>									5.Access or Rear
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>					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 <b>9 Unknown</b>			18.Excess Land						9.Fract Share
1.Convent 4.Seller 7.			19.Condominium						<b>Acres</b>
2.FHA/VA 5.Private 8.			20.Pavement						30.Rear (201+)
3.Assumed 6.Cash 9.Unknown									31.Tillable/Horti
Validity <b>2 Related Parties</b>			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	24		1.61	100 %	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr						34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming						35.Triangular Lot
Verified <b>5 Public Record</b>			<b>Acres</b>						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
			<b>Total Acreage</b>			<b>1.84</b>			43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

## Waterboro

Map Lot 032-057

Account 2146

Location 28 HAMS COVE ROAD

Card 1

Of 1

9/23/2024

Building Style <b>1 Conventional</b> 1.Conv 5.Garr/Col 9.Other 2.Ranch 6.Split 10.Mohome 3.R Ranch 7.Contemp/ 11.Condo 4.Cape 8.Log 12. Dwelling Units <b>1</b> Other Units <b>0</b> Stories <b>2 Two Story</b> 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9. Exterior Walls <b>8 Alumunum/Vinyl</b> 0.Wood 4.Asb/Asph 8.Alum/Vin 1.Wood 5.T-111 9.Other 2.Wd Sh 6.Br/St 11. 3.Compos. 7.Nov 12. Roof Surface <b>3 Metal</b> 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9. SF Masonry Trim <b>0</b> OPEN-3- <b>0</b> OPEN-4- <b>0</b> Year Built <b>1988</b> Year Remodeled <b>0</b> Foundation <b>1 Concrete</b> 1.Concrete 4.Wood 7. 2.C Block 5.Slab 8. 3.Br/Stone 6.Prs/Post 9. Basement <b>4 Full Basement</b> 1.1/4 Bmt 4.Full Bmt 7. 2.1/2 Bmt 5.None 8. 3.3/4 Bmt 6. 9.None Bsmt Gar # Cars <b>1</b> Wet Basement <b>1 Dry Basement</b> 1.Dry 4. 7. 2.Damp 5. 8. 3.Wet 6. 9.	SF Bsmt Living <b>0</b> Fin Bsmt Grade <b>0 0</b> OPEN 5 OPTIONAL <b>0</b> Heat Type <b>100% 1 Hot Water BB</b> 1.HWB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.HWRAD 7.Electric 11. 4.Steam 8.F/WallM 12. Cool Type <b>0% 9 None</b> 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style <b>1 Modern</b> 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style <b>1 Modern Bath(s)</b> 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms <b>6</b> # Bedrooms <b>3</b> # Full Baths <b>2</b> # Half Baths <b>0</b> # Addn Fixtures <b>0</b> # Fireplaces <b>0</b>	Layout <b>1 Typical</b> 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. Attic <b>2 1/2 Finished</b> 1.1/4 Fin 4.Full Fin 7.1/4 Unfi 2.1/2 Fin 5.FI/Stair 8. 3.3/4 Fin 6.1/2 Unfi 9.None Insulation <b>1 Full</b> 1.Full 4.Minimal 7. 2.Heavy 5.Unk 8. 3.Capped 6. 9.None Unfinished % <b>0%</b> Grade & Factor <b>3 Average 110%</b> 1.E Grade 4.B Grade 7.AAA Grad 2.D Grade 5.A Grade 8. 3.C Grade 6.AA Grade 9.Same SQFT (Footprint) <b>960</b> Condition <b>4 Average</b> 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good <b>0%</b> Funct. % Good <b>100%</b> Functional Code <b>9 None</b> 1.Incomp 4.Small 7.Layout 2.O-Built 5.CDU 8.Other 3.Damage 6.Style 9.None Econ. % Good <b>100%</b> Economic Code <b>None</b> 0.None 3.Services 7. 1.Location 4.Traffic 8. 2.Encroach 9.None 9. Entrance Code <b>0</b> 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8. 3.Informed 6.Office 9.RS Information Code <b>0</b> 1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.SNY
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Date Inspected 6/25/2024

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
26 1SFr Overhang	0	64	0 0	0	0	0 %	0 %
68 Wood Deck	2023	168	0 0	0	0	0 %	0 %
43 2S Frame Garage	1999	864	0 0	0	0	0 %	0 %
24 Frame Shed	0	200	0 0	0	0	0 %	0 %
62 Patio	0	384	0 0	0	0	0 %	0 %
21 Open Frame	2023	256	0 0	0	0	0 %	0 %
						%	%
						%	%
						%	%
						%	%
						%	%

