

HAWKO, TREVOR A
HAWKO, JESSICA A
74 OLD PORTLAND ROAD
NORTH WATERBORO ME 04061

B15320P601 B15726P703 B17100P878 B17233P773

Previous Owner
PAZDRO OLESIA E
74 OLD PORTLAND RD

NORTH WATERBORO ME 04061
Sale Date: 11/30/2023

Previous Owner
WOOD, AMY L
ATTN: OLESIA PAZDRO & STEPHEN ASHCROFT
61 DEVEREAUX CIR
S PORTLAND ME 04106
Sale Date: 5/16/2016

Previous Owner
J.W. GROUP, LLC
202 FERRY ROAD

SACO ME 04072
Sale Date: 9/21/2009

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
20.0415 - removed Stephen Ashcroft per Abstract of Divorce dated 08/08/2019, B/P 18014/711 -sb
23.1214 - corrected stories from 1.5 to 1.75 - vw

Waterboro

Property Data			Assessment Record							
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	30,000	143,500	0	173,500			
1ST MORTGAGE 0			2013	30,000	143,500	0	173,500			
2ND MORTGAGE 0			2014	30,000	113,500	0	143,500			
Zone/Land Use 47 Lake Arrowhead			2015	30,000	113,500	0	143,500			
Secondary Zone			2016	15,000	113,500	0	128,500			
Topography 2 Rolling			2017	15,000	113,500	0	128,500			
1.Level 4.Below St 7.Steep			2018	15,000	113,500	0	128,500			
2.Rolling 5.Low 8.Wet			2019	15,000	113,500	0	128,500			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	113,500	0	128,500			
Utilities 9 No Water/No Sewer			2021	16,500	113,500	0	130,000			
1.Public 4.Improve 7.Improve			2022	18,000	124,900	0	142,900			
2.Water 5.Improve 8.			2023	19,800	138,500	0	158,300			
3.Sewer 6.Improve 9.None			2024	22,200	155,500	0	177,700			
Street 3 Gravel			2025	30,000	225,500	0	255,500			
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 11/30/2023			14.Rear Land				%		3.Topography	
Price 364,900			15.Misc				%		4.Size/Shape	
Sale Type 2 Land & Buildings							%		5.Access or Rear	
1.Land 4.Mobile 7.							%		6.Restriction	
2.L & B 5.Other 8.			Square Foot	Square Feet			%		7.Open Space	
3.Building 6. 9.			16.Regular Lot	16	1	100	%	0	8.View/Environ	
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share	
1.Convent 4.Seller 7.			18.Excess Land				%		Acres	
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti	
Validity 1 Arms Length Sale							%		32.Pasture	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acres/Sites			%		33.Orchard	
2.Related 5.Partial 8.Other			21.Homesite (Frac				%		34.Frontage	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot	
Verified 5 Public Record			23.Non Conforming				%		36.Commercial	
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood	
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood	
			26.Excess				%		40.Wasteland	
			27.Rear (1-100)				%		41.Gravel Pit (Ac	
			28.Rear (101-150)				%		42.Mobile Home Si	
			29.Rear (151-200)				%		43.Condo Site	
			Total Acreage 0.00							44.Utility ROW
										45.Camp Lot
										46.Site Improve

Waterboro

Map Lot 046-002-051

Account 3614

Location 74 OLD PORTLAND ROAD

Card 1 Of 1 9/23/2024

Building Style	4 Cape Cod			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	Attic	0			
Dwelling Units 1				2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.1/4 Unfi		
Other Units 0				3.HWRAD	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.		
Stories 5 One & 3/4 Story				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	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 Aluminum/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				
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	SQFT (Footprint) 884				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition 8 Excellent				
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G		
SF Masonry Trim 0				# Rooms 7			2.Fair	5.Avg+	8.Exc		
OPEN-3- 0				# Bedrooms 3			3.Avg-	6.Good	9.Same		
OPEN-4- 0				# Full Baths 2			Phys. % Good 0%				
Year Built 2008				# Half Baths 0			Funct. % Good 85%				
Year Remodeled 0				# Addn Fixtures 0			Functional Code 1 Incomplete				
Foundation 1 Concrete				# Fireplaces 0			1.Incomp	4.Small	7.Layout		
1.Concrete	4.Wood	7.		<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; margin-right: 10px;">TRIO</div> </div>							
2.C Block	5.Slab	8.									
3.Br/Stone	6.Prs/Post	9.									
Basement 4 Full Basement											
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 0											
Wet Basement 1 Dry Basement											
1.Dry	4.	7.									
2.Damp	5.	8.									
3.Wet	6.	9.									
Date Inspected				Information Code 0			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 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