

Map Lot 049-002C

Account 4015

Location 51 HANNA DRIVE

Card 1 Of 1

9/23/2024

BOYNTON, ADAM
51 HANNA DRIVE
EAST WATERBORO ME 04030

B2726P105 B17689P154 B18017P42

Previous Owner
BRADY, DANIELLE (JT)
BOYNTON, ADAM (JT)
51 HANNA DRIVE
EAST WATERBORO ME 04030
Sale Date: 8/06/2019

Previous Owner
THORNE STUART E & PAMELA J
ATTN: DANIELLE BRADY
51 HANNA DRIVE
EAST WATERBORO ME 04030
Sale Date: 3/30/2018

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record					
Neighborhood 48 OLD ALFRED RD			Year	Land	Buildings	Exempt	Total	
			2012	56,700	138,400	10,000	185,100	
Tree Growth Year 0			2013	56,700	138,400	10,000	185,100	
1ST MORTGAGE 0			2014	56,700	138,400	10,000	185,100	
2ND MORTGAGE 0			2015	56,700	138,400	10,000	185,100	
Zone/Land Use 11 Residential			2016	48,200	138,400	15,000	171,600	
Secondary Zone			2017	48,200	138,400	15,000	171,600	
			2018	48,200	138,400	20,000	166,600	
Topography 1 Level			2019	48,200	138,400	20,000	166,600	
1.Level	4.Below St	7.Steep	2020	48,200	138,800	20,000	167,000	
2.Rolling	5.Low	8.Wet	2021	53,000	138,800	24,500	167,300	
3.Above St	6.Swampy	9.Lev/Roll	2022	57,800	152,700	25,000	185,500	
Utilities 9 No Water/No Sewer			2023	63,600	169,400	25,000	208,000	
1.Public	4.Improve	7.Improve	2024	71,300	190,200	25,000	236,500	
2.Water	5.Improve	8.	2025	78,500	252,000	25,000	305,500	
3.Sewer	6.Improve	9.None	Land Data					Influence Codes
Street 1 Paved			Front Foot	Type	Effective		Influence	
1.Paved	4.Proposed	7.ROW			Frontage	Depth	Factor	Code
2.Semi Imp	5.Pvt	8.None	11.Ossipee WF			%	1.Unimproved	
3.Gravel	6.Aband	9.TG PLAN	12.Arrowhead WF			%	2.Excess Ftg /De	
LAND USE 0			13.Waterfront			%	3.Topography	
BUILDING USE 0			14.Rear Land			%	4.Size/Shape	
Sale Data			15.Misc			%	5.Access or Rear	
						%	6.Restriction	
Sale Date 8/06/2019			Square Foot			%	7.Open Space	
Price						%	8.View/Environ	
Sale Type 2 Land & Buildings					Square Feet		9.Fract Share	
1.Land	4.Mobile	7.				%	Acres	
2.L & B	5.Other	8.		16.Regular Lot			%	30.Rear (201+)
3.Building	6.	9.		17.Secondary Lot			%	31.Tillable/Horti
Financing 9 Unknown				18.Excess Land			%	32.Pasture
1.Convent	4.Seller	7.		19.Condominium			%	33.Orchard
2.FHA/VA	5.Private	8.		20.Pavement			%	34.Frontage
3.Assumed	6.Cash	9.Unknown					%	35.Triangular Lot
Validity 8 Other Non Valid			Fract. Acre		Acreage/Sites		36.Commercial	
1.Valid	4.Split	7.Renovate		21	0.57	100 %	0	37.Softwood
2.Related	5.Partial	8.Other				%		38.Mixed Wood
3.Distress	6.Exempt	9.				%		39.Hardwood
Verified 5 Public Record						%		40.Wasteland
1.Buyer	4.Agent	7.Family		24.Excess (5-10)			%	41.Gravel Pit (Ac
2.Seller	5.Pub Rec	8.Other		25.Excess (10+)			%	42.Mobile Home Si
3.Lender	6.MLS	9.		26.Excess			%	43.Condo Site
				27.Rear (1-100)			%	44.Utility ROW
				28.Rear (101-150)			%	45.Camp Lot
			29.Rear (151-200)			%	46.Site Improve	
				Total Acreage 0.57				

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Building Style 4 Cape Cod	SF Bsmt Living 500	Layout 1 Typical
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade 3 100	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% 8 Floor/Wall Unit M	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 4 Full Finished
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 1 One 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 1 Wood Siding	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) 864
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 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1973	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# 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 4 Full Basement		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 1 Dry 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	
68 Wood Deck	0	120	0 0	0	0	% 0	%	1.One Story Fram
63 Swimming Pool	0	768	0 0	0	0	% 0	%	2.Two Story Fram
62 Patio	0	320	0 0	0	0	% 0	%	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

