

MAUZEROLLE SHERRY C
6 HANNA DR
E WATERBORO ME 04030

B3604P338

Previous Owner
WALKER ROBIE L & LISA W
6 HANNA DRIVE

E WATERBORO ME 04030
Sale Date: 11/01/2004

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 48 OLD ALFRED RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	53,100	101,100	10,000	144,200		
1ST MORTGAGE 0			2013	53,100	101,100	10,000	144,200		
2ND MORTGAGE 0			2014	53,100	101,100	10,000	144,200		
Zone/Land Use 11 Residential			2015	53,100	101,100	10,000	144,200		
Secondary Zone			2016	45,100	95,900	15,000	126,000		
Topography 1 Level			2017	45,100	95,900	15,000	126,000		
1.Level 4.Below St 7.Steep			2018	45,100	95,900	20,000	121,000		
2.Rolling 5.Low 8.Wet			2019	45,100	95,900	20,000	121,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	45,100	95,900	20,000	121,000		
Utilities 9 No Water/No Sewer			2021	49,600	95,900	24,500	121,000		
1.Public 4.Improve 7.Improve			2022	54,100	105,500	25,000	134,600		
2.Water 5.Improve 8.			2023	59,500	117,000	25,000	151,500		
3.Sewer 6.Improve 9.None			2024	66,800	132,300	25,000	174,100		
Street 1 Paved			2025	73,500	167,600	25,000	216,100		
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 11/01/2004			14.Rear Land				%		3.Topography
Price 145,000			15.Misc				%		4.Size/Shape
Sale Type 1 Land Only							%		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				%		8.View/Environ
Financing 1 Conventional			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	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.50	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified			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		0.50				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 049-003A

Account 4022

Location 6 HANNA DRIVE

Card 1 Of 1 9/23/2024

Building Style 2 Ranch 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 1 Other Units 0 Stories 1 One Story 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9. Exterior Walls 5 T-111 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 1 Asphalt Shingles 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9. SF Masonry Trim 0 OPEN-3- 0 OPEN-4- 0 Year Built 1975 Year Remodeled 0 Foundation 2 Concrete Block 1.Concrete 4.Wood 7. 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.	SF Bsmt Living 0 Fin Bsmt Grade 0 0 OPEN 5 OPTIONAL 0 Heat Type 100% 8 Floor/Wall Unit M 1.HWBB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.HWRAD 7.Electric 11. 4.Steam 8.F/WallM 12. Cool Type 0% 9 None 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style 2 Typical 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style 2 Typical Bath(s) 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms 0 # Bedrooms 3 # Full Baths 1 # Half Baths 1 # Addn Fixtures 0 # Fireplaces 0	Layout 1 Typical 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. Attic 9 None 1.1/4 Fin 4.Full Fin 7.1/4 Unfi 2.1/2 Fin 5.F/Stair 8. 3.3/4 Fin 6.1/2 Unfi 9.None Insulation 1 Full 1.Full 4.Minimal 7. 2.Heavy 5.Unk 8. 3.Capped 6. 9.None Unfinished % 0% Grade & Factor 3 Average 90% 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) 960 Condition 4 Average 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good 0% Funct. % Good 100% Functional Code 9 None 1.Incomp 4.Small 7.Layout 2.O-Built 5.CDU 8.Other 3.Damage 6.Style 9.None Econ. % Good 100% Economic Code None 0.None 3.Services 7. 1.Location 4.Traffic 8. 2.Encroach 9.None 9. Entrance Code 0 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8. 3.Informed 6.Office 9.RS Information Code 0 1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.SNY
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Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	238	0 0	0	0	% 0	%
1 One Story Frame	0	341	0 0	0	0	% 0	%
21 Open Frame	0	32	0 0	0	0	% 0	%
23 Frame Garage	0	264	0 0	0	0	% 0	%
24 Frame Shed	0	196	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

