

SEGAL, RYAN P  
SEGAL, KRISTY A (JT)  
28 HANNA DR  
E WATERBORO ME 04030

B12113P312 B15539P460 B17053P718 B17777P357

Previous Owner  
SOULIERE PAUL R JR  
28 HANNA DRIVE

EAST WATERBORO ME 04030  
Sale Date: 8/10/2018

Previous Owner  
AMMONS TROY A & DEBRA A  
28 HANNA DRIVE

EAST WATERBORO ME 04030  
Sale Date: 1/02/2009

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
24.0507 - replaced existing garage with new 24x26 garage -  
vw

Waterboro

Property Data			Assessment Record						
Neighborhood <b>48 OLD ALFRED RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	53,100	121,900	10,000	165,000		
1ST MORTGAGE <b>0</b>			2013	53,100	121,900	10,000	165,000		
2ND MORTGAGE <b>0</b>			2014	53,100	121,900	10,000	165,000		
Zone/Land Use <b>11 Residential</b>			2015	53,100	121,900	10,000	165,000		
Secondary Zone			2016	45,100	120,700	15,000	150,800		
Topography <b>1 Level</b>			2017	45,100	120,700	15,000	150,800		
1.Level 4.Below St 7.Steep			2018	45,100	120,700	20,000	145,800		
2.Rolling 5.Low 8.Wet			2019	45,100	120,700	20,000	145,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	45,100	120,700	0	165,800		
Utilities <b>9 No Water/No Sewer</b>			2021	49,600	120,700	0	170,300		
1.Public 4.Improve 7.Improve			2022	54,100	132,800	0	186,900		
2.Water 5.Improve 8.			2023	59,500	147,300	0	206,800		
3.Sewer 6.Improve 9.None			2024	66,800	166,300	0	233,100		
Street <b>1 Paved</b>			2025	73,500	237,000	0	310,500		
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		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>8/10/2018</b>			14.Rear Land				%		3.Topography
Price <b>229,000</b>			15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			<b>Square Foot</b>		<b>Square Feet</b>				7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing <b>9 Unknown</b>			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>							%		32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>		<b>Acreege/Sites</b>				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 <b>5 Public Record</b>			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		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
			<b>Total Acreage</b>		<b>0.50</b>				

46.Site Improve

## Waterboro

Map Lot 049-003F

Account 4027

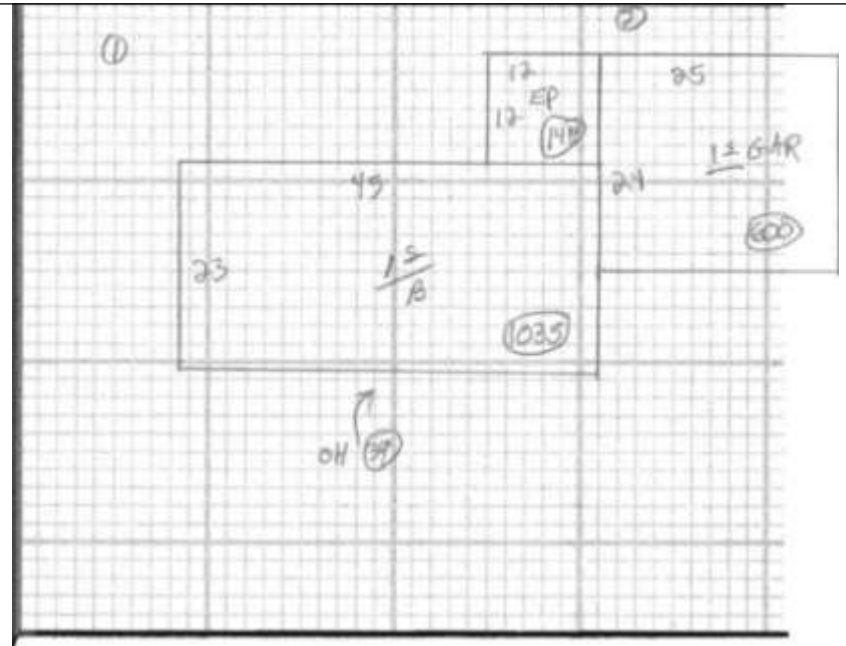
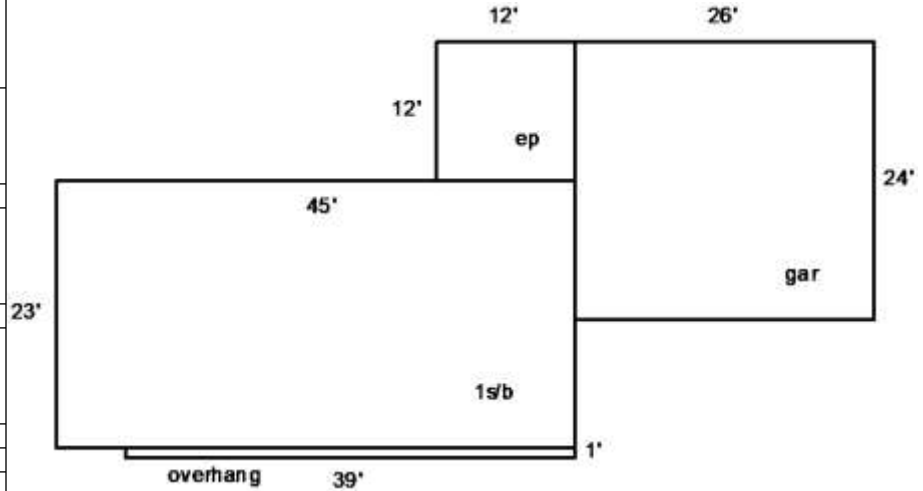
Location 28 HANNA DRIVE

Card 1

Of 1

9/23/2024

Building Style	<b>3 Raised Ranch</b>			SF Bsmt Living	<b>800</b>	Layout	<b>1 Typical</b>		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>3 95</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% 1 Hot Water BB</b>	3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat			
Dwelling Units	<b>1</b>			2.HWCI	6.GravWA	10.			
Other Units	<b>0</b>			3.HWRAD	7.Electric	11.			
Stories	<b>1 One Story</b>			4.Steam	8.F/WallM	12.			
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.			
3.3	6.2.50	9.		2.Evapor	5.	8.			
Exterior Walls	<b>1 Wood Siding</b>			3.H Pump	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.			
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.			
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None			
Roof Surface	<b>1 Asphalt Shingles</b>			Bath(s) Style	<b>2 Typical Bath(s)</b>			Grade & Factor	<b>3 Average 95%</b>
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.			
2.Slate	5.Wood	8.		2.Typical	5.	8.			
3.Metal	6.Other	9.		3.Old Type	6.	9.None			
SF Masonry Trim	<b>0</b>			# Rooms	<b>0</b>			SQFT (Footprint)	<b>1035</b>
OPEN-3-	<b>0</b>			# Bedrooms	<b>3</b>			Condition	<b>5 Above Average</b>
OPEN-4-	<b>0</b>			# Full Baths	<b>2</b>			1.Poor	4.Avg
Year Built	<b>1979</b>			# Half Baths	<b>0</b>			2.Fair	5.Avg+
Year Remodeled	<b>0</b>			# Addn Fixtures	<b>0</b>			3.Avg-	6.Good
Foundation	<b>1 Concrete</b>			# Fireplaces	<b>0</b>			Phys. % Good	<b>0%</b>
1.Concrete	4.Wood	7.						Funct. % Good	<b>100%</b>
2.C Block	5.Slab	8.						Functional Code	<b>1 Incomplete</b>
3.Br/Stone	6.Prs/Post	9.						1.Incomp	4.Small
Basement	<b>4 Full Basement</b>							2.O-Built	5.CDU
1.1/4 Bmt	4.Full Bmt	7.						3.Damage	6.Style
2.1/2 Bmt	5.None	8.						Econ. % Good	<b>90%</b>
3.3/4 Bmt	6.	9.None						Economic Code	<b>None</b>
Bsmt Gar # Cars	<b>0</b>							0.None	3.Services
Wet Basement	<b>1 Dry Basement</b>							1.Location	4.Traffic
1.Dry	4.	7.						2.Encroach	9.None
2.Damp	5.	8.						Entrance Code	<b>0</b>
3.Wet	6.	9.						1.Interior	4.Vacant
								2.Refusal	5.Estimate
								3.Informed	6.Office
								Information Code	<b>0</b>
								1.Owner	4.Agent
								2.Relative	5.Estimate
								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	144	0 0	0	0	0 %	0 %	1.One Story Fram
26 1SFr Overhang	0	39	0 0	0	0	0 %	0 %	2.Two Story Fram
23 Frame Garage	2024	624	3 100	4	0	100 %	100 %	3.Three Story Fr
24 Frame Shed	0	80	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
24 Frame Shed	0	80	0 0	0	0	0 %	0 %	5.1 & 3/4 Story
63 Swimming Pool	0	512	3 100	5	50	60 %	60 %	6.2 & 1/2 Story
62 Patio	0	320	0 0	0	0	0 %	0 %	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