

SANDERS, ELIZABETH N (TRUSTEE)
RUNDGREN IRREVOCABLE TRUST
PO BOX 400
WATERBORO ME 04087

B3456P250 B17740P87

Previous Owner
RUNDGREN PHILIP S & JEAN E
PO BOX 400

WATERBORO ME 04087
Sale Date: 6/21/2018

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:
23.0522 - exemptions removed; Vet Ex app in Philip Rundgren's name, Elizabeth Sanders has Homestead on 21 Balsam Dr; property held in irrevocable trust - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 54 HAMILTON RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	53,600	92,300	16,000	129,900		
1ST MORTGAGE 0			2013	53,600	92,300	16,000	129,900		
2ND MORTGAGE 0			2014	53,600	92,300	16,000	129,900		
Zone/Land Use 31 Agricultural/Residential			2015	53,600	92,300	16,000	129,900		
Secondary Zone			2016	45,600	87,500	21,000	112,100		
Topography 2 Rolling			2017	45,600	87,500	21,000	112,100		
1.Level 4.Below St 7.Steep			2018	45,600	87,500	26,000	107,100		
2.Rolling 5.Low 8.Wet			2019	45,600	87,500	26,000	107,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	45,600	87,500	26,000	107,100		
Utilities 9 No Water/No Sewer			2021	50,100	87,500	30,380	107,220		
1.Public 4.Improve 7.Improve			2022	54,700	96,200	31,000	119,900		
2.Water 5.Improve 8.			2023	60,100	106,700	31,000	135,800		
3.Sewer 6.Improve 9.None			2024	67,400	120,000	0	187,400		
Street 1 Paved			2025	82,500	151,500	0	234,000		
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					Frontage	Depth	Factor	Code	
BUILDING USE 0			11.Ossipee WF			%		1.Unimproved	
Sale Data			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Date 6/21/2018			13.Waterfront			%		3.Topography	
Price			14.Rear Land			%		4.Size/Shape	
Sale Type 2 Land & Buildings			15.Misc			%		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.							%	8.View/Environ	
Financing 9 Unknown			16.Regular Lot			%		9.Fract Share	
1.Convent 4.Seller 7.			17.Secondary Lot			%		Acres	
2.FHA/VA 5.Private 8.			18.Excess Land			%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			19.Condominium			%		31.Tillable/Horti	
Validity 8 Other Non Valid			20.Pavement			%		32.Pasture	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				33.Orchard	
2.Related 5.Partial 8.Other				21	0.68	100	%	0	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		0.68			44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 050-002

Account 4030

Location 52 JAMES DRIVE

Card 1 Of 1 9/23/2024

Building Style	2 Ranch			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			
Dwelling Units	1			2.HWCI	6.GravWA	10.			
Other Units	0			3.HWRAD	7.Electric	11.			
Stories	1 One Story			4.Steam	8.F/WallM	12.			
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.			
3.3	6.2.50	9.		2.Evapor	5.	8.			
Exterior Walls	8 Aluminum/Vinyl			3.H Pump	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.			
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.			
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None			
Roof Surface	1 Asphalt Shingles			Bath(s) Style	2 Typical Bath(s)			Grade & Factor	3 Average 105%
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	0			# Rooms	0			SQFT (Footprint)	960
OPEN-3-	0			# Bedrooms	2			Condition	4 Average
OPEN-4-	0			# Full Baths	1			1.Poor	4.Avg
Year Built	1974			# Half Baths	0			2.Fair	5.Avg+
Year Remodeled	0			# Addn Fixtures	0			3.Avg-	6.Good
Foundation	1 Concrete			# Fireplaces	0			Phys. % Good	0%
1.Concrete	4.Wood	7.						Funct. % Good	100%
2.C Block	5.Slab	8.						Functional Code	9 None
3.Br/Stone	6.Prs/Post	9.						1.Incomp	4.Small
Basement	4 Full Basement							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	100%
3.3/4 Bmt	6.	9.None						Economic Code	None
Bsmt Gar # Cars	0							0.None	3.Services
Wet Basement	1 Dry Basement							1.Location	4.Traffic
1.Dry	4.	7.						2.Encroach	9.None
2.Damp	5.	8.						Entrance Code	0
3.Wet	6.	9.						1.Interior	4.Vacant
								2.Refusal	5.Estimate
								3.Informed	6.Office
								Information Code	0
								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	
24 Frame Shed	0	36	0 0	0	0	% 0	%	1.One Story Fram
23 Frame Garage	2007	720	0 0	0	0	% 0	%	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

