

GIOGAIA MARY H
46 JAMES DR
WATERBORO ME 04087

B10919P18 B17128P357

Previous Owner
PERRY SARA J & GANNON R
46 JAMES DR

WATERBORO ME 04087
Sale Date: 11/03/2015

Previous Owner
BARIL CYNTHIA S
46 JAMES DRIVE

WATERBORO ME 04087
Sale Date: 8/19/2005

Inspection Witnessed By:

X	Date	
No./Date	Description	Date Insp.

Notes:
20.0707 - removed old deck, added 10x24 deck, 14x16 addition -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 54 HAMILTON RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	54,400	124,400	0	178,800		
1ST MORTGAGE 0			2013	54,400	124,400	0	178,800		
2ND MORTGAGE 0			2014	54,400	124,400	0	178,800		
Zone/Land Use 31 Agricultural/Residential			2015	54,400	124,400	0	178,800		
Secondary Zone			2016	46,200	124,400	0	170,600		
Topography 2 Rolling			2017	46,200	124,400	0	170,600		
1.Level 4.Below St 7.Steep			2018	46,200	124,400	0	170,600		
2.Rolling 5.Low 8.Wet			2019	46,200	124,400	0	170,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	46,200	124,900	0	171,100		
Utilities 9 No Water/No Sewer			2021	50,800	139,900	0	190,700		
1.Public 4.Improve 7.Improve			2022	55,500	153,900	0	209,400		
2.Water 5.Improve 8.			2023	61,000	170,700	0	231,700		
3.Sewer 6.Improve 9.None			2024	68,400	193,100	0	261,500		
Street 1 Paved			2025	83,700	247,500	0	331,200		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF					1.Unimproved	
BUILDING USE 0			12.Arrowhead WF					2.Excess Ftg /De	
Sale Data			13.Waterfront					3.Topography	
			14.Rear Land					4.Size/Shape	
Sale Date 11/03/2015			15.Misc					5.Access or Rear	
Price 179,900								6.Restriction	
Sale Type 2 Land & Buildings								7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.								9.Fract Share	
3.Building 6. 9.			16.Regular Lot					Acres	
Financing 1 Conventional			17.Secondary Lot					30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land					31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium					32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement					33.Orchard	
Validity 1 Arms Length Sale			Fract. Acre	Acreege/Sites				34.Frontage	
1.Valid 4.Split 7.Renovate				21	0.70	100	0	35.Triangular Lot	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr					36.Commercial	
3.Distress 6.Exempt 9.			23.Non Conforming					37.Softwood	
Verified 1 Buyer			Acres					38.Mixed Wood	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)					39.Hardwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)					40.Wasteland	
3.Lender 6.MLS 9.			26.Excess					41.Gravel Pit (Ac	
			27.Rear (1-100)					42.Mobile Home Si	
			28.Rear (101-150)					43.Condo Site	
			29.Rear (151-200)					44.Utility ROW	
			Total Acreage 0.70					45.Camp Lot	
								46.Site Improve	


Waterboro

Map Lot 050-003

Account 4031

Location 46 JAMES DRIVE

Card 1 Of 1 9/23/2024

Building Style	4 Cape Cod			SF Bsmt Living	300			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% 1 Hot Water BB			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 105%			
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) 816				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition	6 Good			
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	2			3.Avg-	6.Good	9.Same	
OPEN-4- 0				# Full Baths	1			Phys. % Good	0%		
Year Built	1975			# Half Baths	1			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.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											



Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound	Value	
68 Wood Deck	2019	240	0 0	0	0	0 %	0 %		1.One Story Fram
24 Frame Shed	0	64	0 0	0	0	0 %	0 %		2.Two Story Fram
24 Frame Shed	0	120	0 0	0	0	0 %	0 %		3.Three Story Fr
24 Frame Shed	0	16	0 0	0	0	0 %	0 %		4.1 & 1/2 Story
1 One Story Frame	2019	224	0 0	0	0	0 %	0 %		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