

CHEVALIER PATRICK G  
CHEVALIER, SUSAN J  
40 JAMES DRIVE  
WATERBORO ME 04087

B2308P312

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>54 HAMILTON RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	53,600	122,300	10,000	165,900		
1ST MORTGAGE <b>0</b>			2013	53,600	122,300	10,000	165,900		
2ND MORTGAGE <b>0</b>			2014	53,600	122,300	10,000	165,900		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	53,600	122,300	10,000	165,900		
Secondary Zone			2016	45,600	116,000	15,000	146,600		
Topography <b>2 Rolling</b>			2017	45,600	116,000	15,000	146,600		
1.Level 4.Below St 7.Steep			2018	45,600	116,000	20,000	141,600		
2.Rolling 5.Low 8.Wet			2019	45,600	116,000	20,000	141,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	45,600	116,400	20,000	142,000		
Utilities <b>9 No Water/No Sewer</b>			2021	50,100	116,400	24,500	142,000		
1.Public 4.Improve 7.Improve			2022	54,700	128,000	25,000	157,700		
2.Water 5.Improve 8.			2023	60,100	142,000	25,000	177,100		
3.Sewer 6.Improve 9.None			2024	67,400	160,000	25,000	202,400		
Street <b>1 Paved</b>			2025	82,500	204,500	25,000	262,000		
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		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		5.Access or Rear
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>			%		6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity			<b>Fract. Acre</b>	<b>Acreege/Sites</b>			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	0.68	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified			<b>Acres</b>				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
				<b>Total Acreage</b>		0.68			43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

# Waterboro

Map Lot 050-004


Account 4032

Location 40 JAMES DRIVE

Card 1

Of 1

9/23/2024

Building Style	<b>2 Ranch</b>	SF Bsmt Living	<b>500</b>	Layout	<b>1 Typical</b>				
1.Conv	5.Garr/Col	Fin Bsmt Grade	<b>3 100</b>	1.Typical	4. 7.				
2.Ranch	6.Split	OPEN 5 OPTIONAL <b>0</b>		2.Inadeq	5. 8.				
3.R Ranch	7.Contemp/	Heat Type	<b>100% 1 Hot Water BB</b>	3.Not func	6. 9.				
4.Cape	8.Log	1.HWBB	5.FWA	Attic <b>9 None</b>					
Dwelling Units <b>1</b>		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin				
Other Units <b>1</b>		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair				
Stories	<b>1 One Story</b>	4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi				
1.1	4.1.50	Cool Type	<b>0% 9 None</b>	Insulation <b>1 Full</b>					
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal				
3.3	6.2.50	2.Evapor	5. 8.	2.Heavy	5.Unk				
Exterior Walls <b>8 Aluminum/Vinyl</b>		3.H Pump	6. 9.None	3.Capped					
0.Wood	4.Asb/Asph	Kitchen Style	<b>2 Typical</b>	Unfinished % <b>0%</b>					
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor <b>3 Average 105%</b>					
2.Wd Sh	6.Br/St	2.Typical	5. 8.	1.E Grade	4.B Grade				
3.Compos.	7.Nov	3.Old Type	6. 9.None	2.D Grade	5.A Grade				
Roof Surface <b>1 Asphalt Shingles</b>		Bath(s) Style	<b>2 Typical Bath(s)</b>	3.C Grade	6.AA Grade				
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint) <b>960</b>					
2.Slate	5.Wood	2.Typical	5. 8.	Condition <b>4 Average</b>					
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg				
SF Masonry Trim	<b>0</b>	# Rooms	<b>0</b>	2.Fair	5.Avg+				
OPEN-3-	<b>0</b>	# Bedrooms	<b>3</b>	3.Avg-	6.Good				
OPEN-4-	<b>0</b>	# Full Baths	<b>1</b>	Phys. % Good <b>0%</b>					
Year Built	<b>1975</b>	# Half Baths	<b>0</b>	Funct. % Good <b>100%</b>					
Year Remodeled	<b>0</b>	# Addn Fixtures	<b>0</b>	Functional Code <b>9 None</b>					
Foundation	<b>1 Concrete</b>	# Fireplaces	<b>0</b>	1.Incomp	4.Small				
1.Concrete	4.Wood								
2.C Block	5.Slab					3.Damage	6.Style	7.Layout	8.Other
3.Br/Stone	6.Prs/Post					Econ. % Good <b>100%</b>			
Basement <b>4 Full Basement</b>						Economic Code <b>None</b>			
1.1/4 Bmt	4.Full Bmt					0.None	3.Services	7.	
2.1/2 Bmt	5.None					1.Location	4.Traffic	8.	
3.3/4 Bmt	6. 9.None					2.Encroach	9.None	9.	
Bsmt Gar # Cars	<b>0</b>					Entrance Code <b>0</b>			
Wet Basement <b>1 Dry Basement</b>						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 <b>0</b>							
		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	
22 Encl Frame Porch	0	80	0 0	0	0	0 %	0 %	1.One Story Fram
1 One Story Frame	0	140	0 0	0	0	0 %	0 %	2.Two Story Fram
47 1.50 ST GAR	0	784	0 0	0	0	0 %	0 %	3.Three Story Fr
68 Wood Deck	0	120	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
24 Frame Shed	0	100	0 0	0	0	0 %	0 %	5.1 & 3/4 Story
27 Unfin Basement	0	140	0 0	0	0	0 %	0 %	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

