

HANSON, HELEN M (LIFE ESTATE)
32 JAMES DRIVE
WATERBORO ME 04087

B10988P300 B18736P572

Previous Owner
HANSON HELEN M (LIFE ESTATE)
32 JAMES DRIVE

WATERBORO ME 04087
Sale Date: 7/07/2021

Previous Owner
PEARSON KELLY A & DANIEL W. HANSON
32 JAMES DRIVE

WATERBORO ME 04087
Sale Date: 7/28/2005

Inspection Witnessed By:

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

Notes:
22.0913 - conveyed to Kevin W & Kandy L Hanson, Trustees of the Hanson Living Trust, PO Box 813, Alfred, ME 04002, Helen and Daniel Hanson retained life estate -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 54 HAMILTON RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	54,000	88,800	10,000	132,800		
1ST MORTGAGE 0			2013	54,000	88,800	10,000	132,800		
2ND MORTGAGE 0			2014	54,000	88,800	10,000	132,800		
Zone/Land Use 31 Agricultural/Residential			2015	54,000	88,800	10,000	132,800		
Secondary Zone			2016	45,900	86,700	15,000	117,600		
Topography 2 Rolling			2017	45,900	86,700	15,000	117,600		
1.Level 4.Below St 7.Steep			2018	45,900	86,700	20,000	112,600		
2.Rolling 5.Low 8.Wet			2019	45,900	86,700	20,000	112,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	45,900	86,700	20,000	112,600		
Utilities 9 No Water/No Sewer			2021	50,500	86,700	24,500	112,700		
1.Public 4.Improve 7.Improve			2022	55,100	95,400	25,000	125,500		
2.Water 5.Improve 8.			2023	60,600	105,800	0	166,400		
3.Sewer 6.Improve 9.None			2024	67,900	119,500	25,000	162,400		
Street 1 Paved			2025	83,100	149,100	25,000	207,200		
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 7/07/2021			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		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 9 Unknown			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 2 Related Parties							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.69	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		0.69				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 050-005


Account 4033

Location 32 JAMES DRIVE

Card 1

Of 1

9/23/2024

Building Style	2 Ranch		SF Bsm't Living		0	Layout		1 Typical			
1.Conv	5.Garr/Col	9.Other	Fin Bsm't 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%	3.Not func		6. 9.			
4.Cape	8.Log	12.	1.HWBB		5.FWA	Attic		9 None			
Dwelling Units		1	2.HWCI		6.GravWA	1.1/4 Fin		4.Full Fin	7.1/4 Unfi		
Other Units		0	3.HWRAD		7.Electric	2.1/2 Fin		5.FI/Stair	8.		
Stories		1 One Story	4.Steam		8.FI/WallM	3.3/4 Fin		6.1/2 Unfi	9.None		
1.1	4.1.50	7.1.25	Cool Type		0%	Insulation		1 Full			
2.2	5.1.75	8.	1.Refrig		4.W&C Air	1.Full		4.Minimal	7.		
3.3	6.2.50	9.	2.Evapor		5.	2.Heavy		5.Unk	8.		
Exterior Walls		8 Aluminum/Vinyl	3.H Pump		6.	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	Grade & Factor		3 Average 105%			
2.Wd Sh	6.Br/St	11.	2.Typical		5.	1.E Grade		4.B Grade	7.AAA Grad		
3.Compos.	7.Nov	12.	3.Old Type		6.	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	SQFT (Footprint)		960			
2.Slate	5.Wood	8.	2.Typical		5.	Condition		4 Average			
3.Metal	6.Other	9.	3.Old Type		6.	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		0	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.O-Built		5.CDU	8.Other			
2.C Block	5.Slab	8.			3.Damage		6.Style	9.None			
3.Br/Stone	6.Prs/Post	9.			Econ. % Good		100%	Economic Code		None	
Basement		4 Full Basement			0.None		3.Services	7.			
1.1/4 Bmt	4.Full Bmt	7.			1.Location		4.Traffic	8.			
2.1/2 Bmt	5.None	8.			2.Encroach		9.None	9.			
3.3/4 Bmt	6.	9.None			Entrance Code		0	1.Interior		4.Vacant	7.
Bsm't Gar # Cars		0			2.Refusal		5.Estimate	8.			
Wet Basement		1 Dry Basement			3.Informed		6.Office	9.RS			
1.Dry	4.	7.			Information Code		0	1.Owner		4.Agent	7.
2.Damp	5.	8.	2.Relative		5.Estimate	8.					
3.Wet	6.	9.	3.Tenant		6.Other	9.SNY					

Date Inspected

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	2009	192	3 100	6	95 %	100 %	
24 Frame Shed	0	128	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
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