

STANLEY, CHRISTOPHER MICHAEL
14 JAMES DRIVE
WATERBORO ME 04087

B12681P297 B19269P808

Previous Owner
TAYLOR BENJAMIN F
TAYLOR, DIANE K
PO BOX 373
WATERBORO ME 04087
Sale Date: 7/07/2023

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 54 HAMILTON RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	65,100	138,800	10,000	193,900		
1ST MORTGAGE 0			2013	65,100	138,800	10,000	193,900		
2ND MORTGAGE 0			2014	65,100	138,800	10,000	193,900		
Zone/Land Use 31 Agricultural/Residential			2015	65,100	138,800	10,000	193,900		
Secondary Zone			2016	55,400	138,800	15,000	179,200		
Topography 2 Rolling			2017	55,400	138,800	15,000	179,200		
1.Level 4.Below St 7.Steep			2018	55,400	138,800	20,000	174,200		
2.Rolling 5.Low 8.Wet			2019	55,400	138,800	20,000	174,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	55,400	139,900	20,000	175,300		
Utilities 9 No Water/No Sewer			2021	60,900	139,900	24,500	176,300		
1.Public 4.Improve 7.Improve			2022	66,400	153,900	25,000	195,300		
2.Water 5.Improve 8.			2023	73,100	170,700	25,000	218,800		
3.Sewer 6.Improve 9.None			2024	81,900	191,700	25,000	248,600		
Street 1 Paved			2025	100,200	280,900	0	381,100		
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 7/07/2023			14.Rear Land				%		3.Topography
Price 368,000			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 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.02	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		1.02				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 050-008

Account 4036

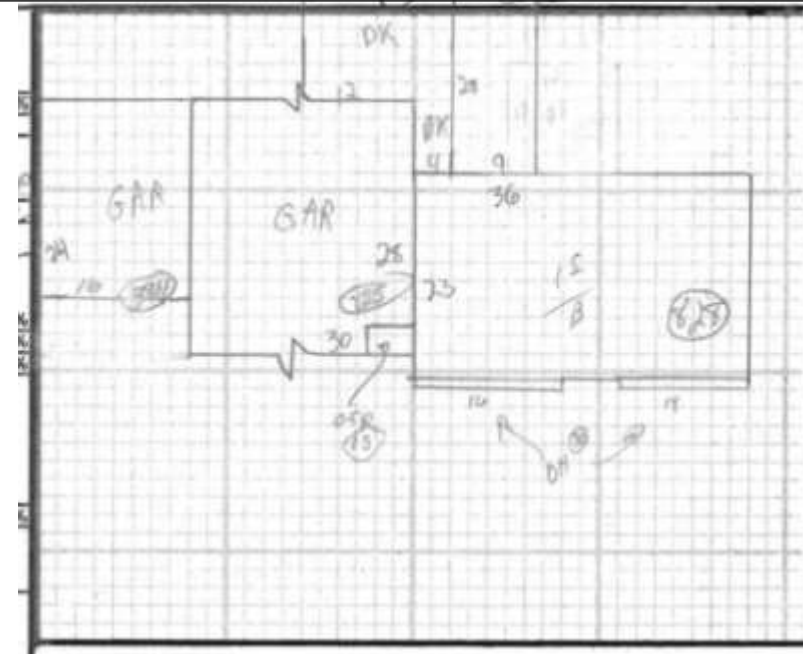
Location 14 JAMES DRIVE

Card 1

Of 1

9/23/2024

Building Style	3 Raised Ranch			SF Bsm't Living	828	Layout	1 Typical		
1.Conv	5.Garr/Col	9.Other		Fin Bsm't 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			
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				
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	1 Wood Siding			3.H Pump	6.	9.None			
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	2 Typical				
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)				
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				
OPEN-3-	0			# Bedrooms	3				
OPEN-4-	0			# Full Baths	2				
Year Built	1975			# Half Baths	0				
Year Remodeled	0			# Addn Fixtures	0				
Foundation	1 Concrete			# Fireplaces	0				
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							
Bsm't 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	
23 Frame Garage	0	825	0 0	0	0	0 %	0 %	1.One Story Fram
23 Frame Garage	0	384	0 0	0	0	0 %	0 %	2.Two Story Fram
71 Carport	0	180	0 0	0	0	0 %	0 %	3.Three Story Fr
68 Wood Deck	2005	287	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
21 Open Frame	2005	372	0 0	0	0	0 %	0 %	5.1 & 3/4 Story
26 1SFr Overhang	0	30	0 0	0	0	0 %	0 %	6.2 & 1/2 Story
21 Open Frame	0	15	0 0	0	0	0 %	0 %	21.Open Frame Por
73 SAUNA	0	16	0 0	0	0	0 %	0 %	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