

MOSHER GINA A R
57 JAMES DRIVE
WATERBORO ME 04087

B7108P324

Previous Owner
MOSHER RAYMOND R & GINA A R
57 JAMES DRIVE

WATERBORO ME 04087
Sale Date: 2/09/2006

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 54 HAMILTON RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	53,600	165,300	10,000	208,900		
1ST MORTGAGE 0			2013	53,600	165,300	10,000	208,900		
2ND MORTGAGE 0			2014	53,600	165,300	10,000	208,900		
Zone/Land Use 31 Agricultural/Residential			2015	53,600	165,300	10,000	208,900		
Secondary Zone			2016	45,600	157,200	15,000	187,800		
Topography 1 Level			2017	45,600	157,200	15,000	187,800		
1.Level 4.Below St 7.Steep			2018	45,600	157,200	20,000	182,800		
2.Rolling 5.Low 8.Wet			2019	45,600	157,200	20,000	182,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	45,600	157,200	20,000	182,800		
Utilities 9 No Water/No Sewer			2021	50,100	157,200	24,500	182,800		
1.Public 4.Improve 7.Improve			2022	54,700	172,900	25,000	202,600		
2.Water 5.Improve 8.			2023	60,100	191,700	25,000	226,800		
3.Sewer 6.Improve 9.None			2024	67,400	215,700	25,000	258,100		
Street 1 Paved			2025	82,500	270,900	25,000	328,400		
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	
Sale Date 2/09/2006			14.Rear Land					4.Size/Shape	
Price 225,000			15.Misc					5.Access or Rear	
Sale Type 2 Land & Buildings			Square Foot		Square Feet			6.Restriction	
1.Land 4.Mobile 7.			16.Regular Lot					7.Open Space	
2.L & B 5.Other 8.			17.Secondary Lot					8.View/Environ	
3.Building 6. 9.			18.Excess Land					9.Fract Share	
Financing 1 Conventional			19.Condominium					Acres	
1.Convent 4.Seller 7.			20.Pavement					30.Rear (201+)	
2.FHA/VA 5.Private 8.			Fract. Acre		Acreege/Sites			31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			21.Homesite (Frac	21	0.68	100	0	32.Pasture	
Validity 1 Arms Length Sale			22.Vacant Lot (Fr					33.Orchard	
1.Valid 4.Split 7.Renovate			23.Non Conforming					34.Frontage	
2.Related 5.Partial 8.Other			Acres					35.Triangular Lot	
3.Distress 6.Exempt 9.			24.Excess (5-10)					36.Commercial	
Verified 1 Buyer			25.Excess (10+)					37.Softwood	
1.Buyer 4.Agent 7.Family			26.Excess					38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			27.Rear (1-100)					39.Hardwood	
3.Lender 6.MLS 9.			28.Rear (101-150)					40.Wasteland	
			29.Rear (151-200)					41.Gravel Pit (Ac	
			Total Acreage		0.68			42.Mobile Home Si	
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 050-014

Account 4042

Location 57 JAMES DRIVE

Card 1

Of 1

9/23/2024

Building Style	1 Conventional	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	Attic	9 None
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	5 One & 3/4 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	8 Aluminum/Vinyl	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)	864
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	4 Average
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	4	3.Avg-	6.Good 9.Same
OPEN-4-	0	# Full Baths	2	Phys. % Good	0%
Year Built	1974	# Half Baths	1	Funct. % Good	100%
Year Remodeled	0	# Addn Fixtures	0	Functional Code	9 None
Foundation	1 Concrete	# Fireplaces	1	1.Incomp	4.Small 7.Layout
1.Concrete	4.Wood 7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d72; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>			
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				3.Tenant	6.Other 9.SNY

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	308	0 0	0	0	0 %	0 %	1.One Story Fram
21 Open Frame	0	78	0 0	0	0	0 %	0 %	2.Two Story Fram
62 Patio	0	432	0 0	0	0	0 %	0 %	3.Three Story Fr
47 1.50 ST GAR	0	672	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
63 Swimming Pool	0	512	0 0	0	75	75 %	75 %	5.1 & 3/4 Story
24 Frame Shed	0	64	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

