

STEARNS SCOTT E SR
STEARNS, TINA M
65 JAMES DRIVE
WATERBORO ME 04087

B7027P65

Inspection Witnessed By:

X		Date
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	149,400	10,000	193,000		
1ST MORTGAGE 0			2013	53,600	149,400	10,000	193,000		
2ND MORTGAGE 0			2014	53,600	149,400	10,000	193,000		
Zone/Land Use 31 Agricultural/Residential			2015	53,600	149,400	10,000	193,000		
Secondary Zone			2016	45,600	147,900	15,000	178,500		
Topography 2 Rolling			2017	45,600	147,900	15,000	178,500		
1.Level 4.Below St 7.Steep			2018	45,600	147,900	20,000	173,500		
2.Rolling 5.Low 8.Wet			2019	45,600	147,900	20,000	173,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	45,600	148,500	20,000	174,100		
Utilities 9 No Water/No Sewer			2021	50,100	148,500	24,500	174,100		
1.Public 4.Improve 7.Improve			2022	54,700	163,400	25,000	193,100		
2.Water 5.Improve 8.			2023	60,100	181,200	25,000	216,300		
3.Sewer 6.Improve 9.None			2024	67,400	203,500	25,000	245,900		
Street 1 Paved			2025	82,500	278,000	25,000	335,500		
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			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet			%		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				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity			Fract. Acre	Acreege/Sites			%		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			Acres				%		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
			Total Acreage		0.68				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 050-017

Account 4045

Location 65 JAMES DRIVE

Card 1 Of 1 9/23/2024

Building Style	2 Ranch			SF Bsmt Living	500	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.HWB	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			Insulation	1 Full		
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			Unfinished %	0%		
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)			Grade & Factor	3 Average 110%		
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			1.E Grade	4.B Grade	7.AAA Grad	
OPEN-3-	0			# Bedrooms	3			2.D Grade	5.A Grade	8.	
OPEN-4-	0			# Full Baths	1			3.C Grade	6.AA Grade	9.Same	
Year Built	1974			# Half Baths	0			SQFT (Footprint)	1035		
Year Remodeled	0			# Addn Fixtures	0			Condition	5 Above Average		
Foundation	1 Concrete			# Fireplaces	0			1.Poor	4.Avg	7.V G	
1.Concrete	4.Wood	7.						2.Fair	5.Avg+	8.Exc	
2.C Block	5.Slab	8.						3.Avg-	6.Good	9.Same	
3.Br/Stone	6.Prs/Post	9.						Phys. % Good	0%		
Basement	4 Full Basement							Funct. % Good	100%		
1.1/4 Bmt	4.Full Bmt	7.						Functional Code	9 None		
2.1/2 Bmt	5.None	8.						1.Incomp	4.Small	7.Layout	
3.3/4 Bmt	6.	9.None						2.O-Built	5.CDU	8.Other	
Bsmt Gar # Cars	0							3.Damage	6.Style	9.None	
Wet Basement	1 Dry Basement							Econ. % Good	100%		
1.Dry	4.	7.						Economic Code	None		
2.Damp	5.	8.						0.None	3.Services	7.	
3.Wet	6.	9.						1.Location	4.Traffic	8.	
								2.Encroach	9.None	9.	
								Entrance Code	0		
								1.Interior	4.Vacant	7.	
								2.Refusal	5.Estimate	8.	
								3.Informed	6.Office	9.RS	
								Information Code	0		
								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	
26 1SFr Overhang	0	38	0 0	0	0 %	0 %		1.One Story Fram
68 Wood Deck	0	144	0 0	0	0 %	0 %		2.Two Story Fram
23 Frame Garage	2005	1200	0 0	0	0 %	0 %		3.Three Story Fr
					%	%		4.1 & 1/2 Story
					%	%		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

