

RICHARDSON CRAIG D  
RICHARDSON, LISA C  
74 HAMILTON RD  
WATERBORO ME 04087

B15512P886 B17429P332

Previous Owner  
FOSHER PRISCILLA A \*  
ATTN: CRAIG & LISA RICHARDSON  
74 HAMILTON RD  
WATERBORO ME 04087  
Sale Date: 3/01/2017

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	56,500	38,600	0	95,100		
1ST MORTGAGE <b>0</b>			2013	56,500	38,600	0	95,100		
2ND MORTGAGE <b>0</b>			2014	56,500	52,200	0	108,700		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	56,500	38,600	0	95,100		
Secondary Zone			2016	47,800	38,300	0	86,100		
Topography <b>4 Below Street</b>			2017	47,800	38,300	0	86,100		
1.Level 4.Below St 7.Steep			2018	47,800	38,300	0	86,100		
2.Rolling 5.Low 8.Wet			2019	47,800	38,300	26,000	60,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	47,800	38,500	26,000	60,300		
Utilities <b>9 No Water/No Sewer</b>			2021	52,600	38,500	30,380	60,720		
1.Public 4.Improve 7.Improve			2022	57,400	42,400	31,000	68,800		
2.Water 5.Improve 8.			2023	63,100	47,000	31,000	79,100		
3.Sewer 6.Improve 9.None			2024	70,800	52,800	31,000	92,600		
Street <b>1 Paved</b>			2025	85,800	63,900	31,000	118,700		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
BUILDING USE <b>0</b>			13.Waterfront				%		2.Excess Ftg /De
<b>Sale Data</b>			14.Rear Land				%		3.Topography
Sale Date <b>3/01/2017</b>			15.Misc				%		4.Size/Shape
Price <b>96,500</b>							%		5.Access or Rear
Sale Type <b>2 Land &amp; Buildings</b>							%		6.Restriction
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>					7.Open Space
2.L & B 5.Other 8.			16.Regular Lot				%		8.View/Environ
3.Building 6. 9.			17.Secondary Lot				%		9.Fract Share
Financing <b>1 Conventional</b>			18.Excess Land				%		<b>Acres</b>
1.Convent 4.Seller 7.			19.Condominium				%		30.Rear (201+)
2.FHA/VA 5.Private 8.			20.Pavement				%		31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown							%		32.Pasture
Validity <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					33.Orchard
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.84	80	%	5	34.Frontage
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26	0.79	100	%	0	35.Triangular Lot
3.Distress 6.Exempt 9.			23.Non Conforming				%		36.Commercial
Verified <b>5 Public Record</b>			<b>Acres</b>				%		37.Softwood
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)				%		38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		39.Hardwood
3.Lender 6.MLS 9.			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
			<b>Total Acreage</b>		<b>2.63</b>				44.Utility ROW
									45.Camp Lot
									46.Site Improve

### Waterboro

Map Lot 050-024-001

Account 4053

Location 74 HAMILTON ROAD

Card 1 Of 1 9/23/2024

Building Style <b>0</b>	SF Bsmt Living <b>0</b>	Layout <b>0</b>			
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.			
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL <b>0</b>	2.Inadeq 5. 8.			
3.R Ranch 7.Contemp/ 11.Condo	Heat Type <b>100% 0</b>	3.Not func 6. 9.			
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>0</b>			
Dwelling Units <b>0</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi			
Other Units <b>0</b>	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.			
Stories <b>0</b>	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 <b>0% 9 None</b>	Insulation <b>0</b>			
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 <b>0 Wood Siding</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None			
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style <b>0</b>	Unfinished % <b>0%</b>			
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor <b>0 0%</b>			
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 <b>0</b>	Bath(s) Style <b>0</b>	3.C Grade 6.AA Grade 9.Same			
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>0</b>			
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>0</b>			
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G			
SF Masonry Trim <b>0</b>	# Rooms <b>0</b>	2.Fair 5.Avg+ 8.Exc			
OPEN-3- <b>0</b>	# Bedrooms <b>0</b>	3.Avg- 6.Good 9.Same			
OPEN-4- <b>0</b>	# Full Baths <b>0</b>	Phys. % Good <b>0%</b>			
Year Built <b>0</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>0</b>	# Fireplaces <b>0</b>	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 <b>100%</b>			
Basement <b>0</b>		Economic Code <b>None</b>			
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 7.			
2.1/2 Bmt 5.None 8.		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>0</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	
998 14Mobile Home	1985	14x66	3 100	4	55 %	100 %		1.One Story Fram
103 MH CONC. SLAB	0	924	0 0	0	0 %	0 %		2.Two Story Fram
68 Wood Deck	0	100	0 0	0	0 %	0 %		3.Three Story Fr
1 One Story Frame	0	264	0 0	0	0 %	0 %		4.1 & 1/2 Story
103 MH CONC. SLAB	0	264	0 0	0	0 %	0 %		5.1 & 3/4 Story
47 1.50 ST GAR	0	780	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

