

HOLDEN DONALD W
HOLDEN, DIANNE L
105 STRAW MILL BROOK ROAD
WATERBORO ME 04087

Property Data			Assessment Record						
Neighborhood 51 STRAW MILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	34,600	0	0	34,600		
1ST MORTGAGE 0			2013	34,600	0	0	34,600		
2ND MORTGAGE 0			2014	34,600	0	0	34,600		
Zone/Land Use 11 Residential			2015	34,600	0	0	34,600		
Secondary Zone			2016	63,900	53,000	0	116,900		
Topography 1 Level			2017	63,900	53,000	0	116,900		
1.Level 4.Below St 7.Steep			2018	63,900	346,700	0	410,600		
2.Rolling 5.Low 8.Wet			2019	63,900	365,100	20,000	409,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	63,900	365,100	20,000	409,000		
Utilities 9 No Water/No Sewer			2021	70,300	365,100	24,500	410,900		
1.Public 4.Improve 7.Improve			2022	76,700	401,600	25,000	453,300		
2.Water 5.Improve 8.			2023	84,400	445,400	25,000	504,800		
3.Sewer 6.Improve 9.None			2024	94,600	500,100	25,000	569,700		
Street 1 Paved			2025	102,700	653,400	25,000	731,100		
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			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	1.00	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26	10.10	100	%	0	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		11.10				

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
subdivision vacated for 4.16 per b/p 17202/441-442 & 438-440
also PB notice of decision 2.17.2016
17.0910 - added ranch style home -sb
17.1004 - corrected valuation per site inspection on 10/04/17 and information provided by owners -sb
18.0130 - removed the (rear) on the address -tb

Waterboro

Map Lot 004-018

Account 283

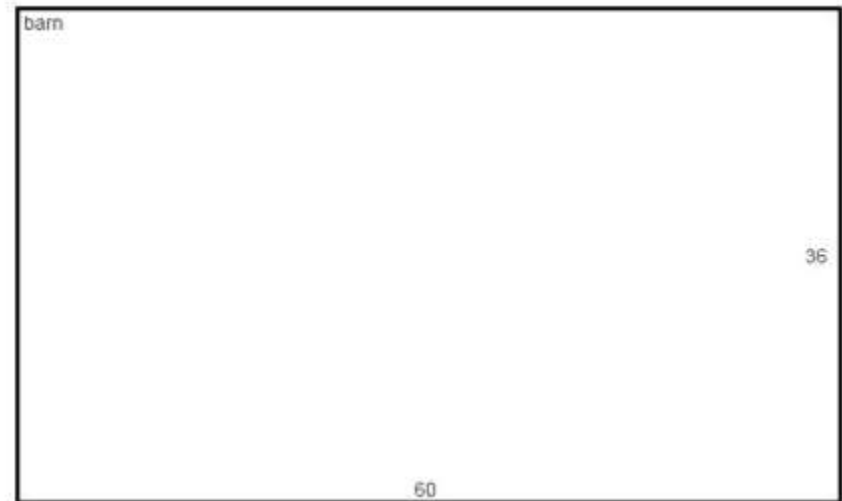
Location 105 STRAW MILL BROOK RD

Card 1

Of 1

9/25/2024

Building Style	2 Ranch			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 1 One 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% 3 Heat Pump			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 4 Good 100%			
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) 2353			
2.Slate	5.Wood	8.		2.Typical	5. 8.			Condition 7 Very Good			
3.Metal	6.Other	9.		3.Old Type	6. 9.None			1.Poor	4.Avg	7.V G	
SF Masonry Trim 0				# Rooms 6			2.Fair			5.Avg+ 8.Exc	
OPEN-3- 0				# Bedrooms 3			3.Avg-			6.Good 9.Same	
OPEN-4- 0				# Full Baths 2			Phys. % Good 0%				
Year Built 2017				# 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.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; 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 9											
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
156 1.25 ST BARN	2015	2160	3 100	4	100 %	100 %	
21 Open Frame	0	259	0 0	0	0 %	0 %	
21 Open Frame	0	119	0 0	0	0 %	0 %	
40 OPEN SCR	0	216	0 0	0	0 %	0 %	
23 Frame Garage	0	660	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 1.One Story Fram
- 2.Two Story Fram
- 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