

ABBOTT REAL ESTATE HOLDINGS LLC  
29 HAMILTON ROAD  
LYMAN ME 04002

B19053P595 B19328P326

Previous Owner  
ABBOTT, DAVID J  
29 HAMILTON ROAD

LYMAN ME 04002  
Sale Date: 10/12/2023

Previous Owner  
ABBOTT FORREST JR  
ABBOTT, ISABELLE  
PO BOX 21  
EAST WATERBORO ME 04030  
Sale Date: 6/24/2022

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
23.0104 - removed 12 acres conveyed to Douglas Abbott 005-048A-001 and 1.60 acres conveyed to Dennis Abbott 005-048A-002 -sb  
24.0214 - combined with 026-001 -sb

Waterboro

Property Data			Assessment Record					
Neighborhood	43 SOKOKIS TRAIL RT5 S		Year	Land	Buildings	Exempt	Total	
Tree Growth Year	0		2012	87,100	0	0	87,100	
1ST MORTGAGE	0		2013	87,100	0	0	87,100	
2ND MORTGAGE	0		2014	87,100	0	0	87,100	
Zone/Land Use	21 Village		2015	87,100	0	0	87,100	
Secondary Zone			2016	59,100	0	0	59,100	
Topography	4 Below Street		2017	59,100	0	0	59,100	
1.Level	4.Below St	7.Steep	2018	59,100	0	0	59,100	
2.Rolling	5.Low	8.Wet	2019	59,100	0	0	59,100	
3.Above St	6.Swampy	9.Lev/Roll	2020	59,100	0	0	59,100	
Utilities	9 No Water/No Sewer		2021	65,000	0	0	65,000	
1.Public	4.Improve	7.Improve	2022	70,900	0	0	70,900	
2.Water	5.Improve	8.	2023	78,000	0	0	78,000	
3.Sewer	6.Improve	9.None	2024	65,800	0	0	65,800	
Street	1 Paved		2025	65,800	0	0	65,800	
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	
LAND USE	0		11.Ossipee WF		Frontage	Depth	Factor	Code
BUILDING USE	0		12.Arrowhead WF				%	
Sale Data			13.Waterfront				%	1.Unimproved
Sale Date	10/12/2023		14.Rear Land				%	2.Excess Ftg /De
Price			15.Misc				%	3.Topography
Sale Type	1 Land Only						%	4.Size/Shape
1.Land	4.Mobile	7.	Square Foot		Square Feet		%	5.Access or Rear
2.L & B	5.Other	8.	16.Regular Lot				%	6.Restriction
3.Building	6.	9.	17.Secondary Lot				%	7.Open Space
Financing	9 Unknown		18.Excess Land				%	8.View/Environ
1.Convent	4.Seller	7.	19.Condominium				%	9.Fract Share
2.FHA/VA	5.Private	8.	20.Pavement				%	Acres
3.Assumed	6.Cash	9.Unknown					%	30.Rear (201+)
Validity	2 Related Parties		Fract. Acre		Acreage/Sites		%	31.Tillable/Horti
1.Valid	4.Split	7.Renovate	21.Homesite (Frac	22	1.00	100	%	32.Pasture
2.Related	5.Partial	8.Other	22.Vacant Lot (Fr	26	5.28	100	%	33.Orchard
3.Distress	6.Exempt	9.	23.Non Conforming	40	4.00	100	%	34.Frontage
Verified	5 Public Record		Acres				%	35.Triangular Lot
1.Buyer	4.Agent	7.Family	24.Excess ( 5-10)				%	36.Commercial
2.Seller	5.Pub Rec	8.Other	25.Excess (10+)				%	37.Softwood
3.Lender	6.MLS	9.	26.Excess				%	38.Mixed Wood
			27.Rear (1-100)				%	39.Hardwood
			28.Rear (101-150)				%	40.Wasteland
			29.Rear (151-200)				%	41.Gravel Pit (Ac
			Total Acreage 10.28					42.Mobile Home Si
								43.Condo Site
								44.Utility ROW
								45.Camp Lot
								46.Site Improve

**Waterboro**

Map Lot 005-048A

Account 496

Location MAIN STREET

Card 1

Of 1

9/25/2024

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
					%	%	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