

HILTNER MEGHAN M
30 HICKORY LN
EAST WATERBORO ME 04030

B17623P785

Previous Owner
STEPHENSON DEWEY W & ROSE A
ATTN: MEGHAN M HILTNER
44 LINCOLN AVE #2
GARDINER ME 04345
Sale Date: 12/12/2017

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 43 SOKOKIS TRAIL RT5 S			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	60,600	84,500	16,000	129,100		
1ST MORTGAGE 0			2013	60,600	84,500	16,000	129,100		
2ND MORTGAGE 0			2014	60,600	84,500	16,000	129,100		
Zone/Land Use 31 Agricultural/Residential			2015	60,600	84,500	16,000	129,100		
Secondary Zone			2016	51,500	80,100	21,000	110,600		
Topography 1 Level			2017	51,500	80,100	21,000	110,600		
1.Level 4.Below St 7.Steep			2018	51,500	80,100	26,000	105,600		
2.Rolling 5.Low 8.Wet			2019	51,500	80,100	0	131,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	51,500	80,100	0	131,600		
Utilities 9 No Water/No Sewer			2021	56,700	80,100	0	136,800		
1.Public 4.Improve 7.Improve			2022	61,800	88,100	0	149,900		
2.Water 5.Improve 8.			2023	68,000	97,800	0	165,800		
3.Sewer 6.Improve 9.None			2024	76,300	110,200	0	186,500		
Street 3 Gravel			2025	93,300	138,800	0	232,100		
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	
			14.Rear Land			%		4.Size/Shape	
Sale Date 12/12/2017			15.Misc			%		5.Access or Rear	
Price 175,000						%		6.Restriction	
Sale Type 2 Land & Buildings						%		7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		30.Rear (201+)	
Financing 9 Unknown			17.Secondary Lot			%		31.Tillable/Horti	
1.Convent 4.Seller 7.			18.Excess Land			%		32.Pasture	
2.FHA/VA 5.Private 8.			19.Condominium			%		33.Orchard	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		34.Frontage	
Validity 1 Arms Length Sale						%		35.Triangular Lot	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				36.Commercial	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.87	100	%	0	37.Softwood
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		38.Mixed Wood
Verified 5 Public Record			23.Non Conforming				%		39.Hardwood
1.Buyer 4.Agent 7.Family			Acres				%		40.Wasteland
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		41.Gravel Pit (Ac
3.Lender 6.MLS 9.			25.Excess (10+)				%		42.Mobile Home Si
			26.Excess				%		43.Condo Site
			27.Rear (1-100)				%		44.Utility ROW
			28.Rear (101-150)				%		45.Camp Lot
			29.Rear (151-200)				%		46.Site Improve
			Total Acreage		0.87				

Waterboro

Map Lot 008-013C

Account 887

Location 30 HICKORY LANE

Card 1

Of 1

9/23/2024

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% 8 Floor/Wall Unit M	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% 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 Alumunum/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 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 3 Metal	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) 1132
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 5	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1974	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	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 100%
Basement 9 No Basement		Economic Code None
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 0		Entrance Code 0
Wet Basement 9 No Basement		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 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	
24 Frame Shed	0	80	0 0	0	0	% 0	%	1.One Story Fram
23 Frame Garage	0	450	0 0	0	0	% 0	%	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

