

GRAFFAM, KEVIN J
GRAFFAM, CHANTELE (JT)
11 SHERWOOD DRIVE
WATERBORO ME 04087

B14855P450 B17706P789

Previous Owner
COLANERI MARY ANN & VITO D SR
1120 MAIN ST

WATERBORO ME 04087
Sale Date: 5/03/2018

Previous Owner
CHAUVETTE DANIELLE &
DAVID A CHAUVETTE
PO BOX 752
WATERBORO ME 04087
Sale Date: 6/02/2006

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 68 ROSS CORNER RD W			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	85,300	191,100	10,000	266,400		
1ST MORTGAGE 0			2013	85,300	191,100	10,000	266,400		
2ND MORTGAGE 0			2014	85,300	191,100	10,000	266,400		
Zone/Land Use 33 Forest/Agricultural..			2015	85,300	191,100	10,000	266,400		
Secondary Zone			2016	61,600	191,100	15,000	237,700		
Topography 2 Rolling			2017	61,600	191,100	15,000	237,700		
1.Level 4.Below St 7.Steep			2018	61,600	191,100	20,000	232,700		
2.Rolling 5.Low 8.Wet			2019	61,600	191,100	0	252,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	61,600	192,300	0	253,900		
Utilities 9 No Water/No Sewer			2021	67,800	192,300	0	260,100		
1.Public 4.Improve 7.Improve			2022	73,900	211,600	0	285,500		
2.Water 5.Improve 8.			2023	81,300	234,600	25,000	290,900		
3.Sewer 6.Improve 9.None			2024	91,200	266,300	25,000	332,500		
Street 1 Paved			2025	114,400	364,500	25,000	453,900		
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 5/03/2018			15.Misc			%		5.Access or Rear	
Price 265,000						%		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			%		Acres	
Financing 9 Unknown			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		33.Orchard	
Validity 1 Arms Length Sale						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	5.00	85 %	1	36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	0.02	100 %	0	37.Softwood	
Verified 5 Public Record			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			Total Acreage		5.02			46.Site Improve	

Waterboro

Map Lot 009-014-005

Account 975

Location 11 SHERWOOD DRIVE

Card 1

Of 1

9/23/2024

Building Style	1 Conventional	SF Bsmt Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	1 Hot Water BB
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	1		2.HWCI	6.GravWA	10.
Other Units	0		3.HWRAD	7.Electric	11.
Stories	2 Two Story		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0%	9 None
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	8 Aluminum/Vinyl		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	
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)	
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	8	
OPEN-3-	0		# Bedrooms	4	
OPEN-4-	0		# Full Baths	2	
Year Built	2001		# Half Baths	1	
Year Remodeled	0		# Addn Fixtures	0	
Foundation	1 Concrete		# Fireplaces	0	
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	2				
Wet Basement	1 Dry Basement				
1.Dry	4.	7.			
2.Damp	5.	8.			
3.Wet	6.	9.			

Date Inspected 12/01/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	132	0 0	0	0	% 0	%	1.One Story Fram
68 Wood Deck	0	276	0 0	0	0	% 0	%	2.Two Story Fram
24 Frame Shed	0	260	0 0	0	0	% 0	%	3.Three Story Fr
24 Frame Shed	0	120	0 0	0	0	% 0	%	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
						%	%	26.1SF Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic

