

HAZARD CHERYL T
10 HAMS COVE ROAD
EAST WATERBORO ME 04030

B4627P135

Previous Owner
HAZARD MARK J & CHERYL T
70 WEBBER ROAD

EAST WATERBORO ME 04030
Sale Date: 7/29/2005

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 20 WEBBER RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	69,700	145,600	10,000	205,300		
1ST MORTGAGE 0			2013	69,700	145,600	10,000	205,300		
2ND MORTGAGE 0			2014	69,700	145,600	10,000	205,300		
Zone/Land Use 31 Agricultural/Residential			2015	69,700	145,600	10,000	205,300		
Secondary Zone			2016	59,300	138,800	15,000	183,100		
Topography 3 Above Street			2017	59,300	138,800	15,000	183,100		
1.Level 4.Below St 7.Steep			2018	59,300	138,800	20,000	178,100		
2.Rolling 5.Low 8.Wet			2019	59,300	138,800	20,000	178,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	59,300	139,800	20,000	179,100		
Utilities 9 No Water/No Sewer			2021	65,200	139,800	24,500	180,500		
1.Public 4.Improve 7.Improve			2022	71,100	153,800	25,000	199,900		
2.Water 5.Improve 8.			2023	78,200	170,600	25,000	223,800		
3.Sewer 6.Improve 9.None			2024	87,700	191,500	25,000	254,200		
Street 1 Paved			2025	107,200	243,800	25,000	326,000		
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	2.00	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26	0.04	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		2.04				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 011-016-004

Account 1187

Location 70 WEBBER ROAD

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	300	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	3 100	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100% 5 Force Warm Air	3.Not func
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 4 One & 1/2 Story			4.Steam	8.Fl/WallM	12.
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.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls 9 Other			3.H Pump	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.
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)		Grade & Factor 3 Average 100%
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		SQFT (Footprint) 832
OPEN-3- 0			# Bedrooms 2		Condition 4 Average
OPEN-4- 0			# Full Baths 1		1.Poor
Year Built 1987			# Half Baths 1		4.Avg
Year Remodeled 0			# Addn Fixtures 0		7.V G
Foundation 1 Concrete			# Fireplaces 0		2.Fair
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #008080; color: white; padding: 10px; 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 0					
Wet Basement 1 Dry Basement					
1.Dry	4.	7.			
2.Damp	5.	8.			
3.Wet	6.	9.			
Date Inspected			Phys. % Good 0%		8.Exc
			Funct. % Good 100%		9.Same
			Functional Code 9 None		1.Incomp
			Economic Code None		4.Small
			Entrance Code 0		7.Layout
			1.Interior		8.Other
			2.Refusal		9.None
			3.Informed		Econ. % Good 100%
			Information Code 0		0.None
			1.Owner		3.Services
			2.Relative		4.Traffic
			3.Tenant		8.
					9.None

Date Inspected								
Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	96	0 0	0	0	0 %	0 %	1.One Story Fram
1 One Story Frame	0	416	0 0	0	0	0 %	0 %	2.Two Story Fram
21 Open Frame	0	96	0 0	0	0	0 %	0 %	3.Three Story Fr
68 Wood Deck	0	320	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
27 Unfin Basement	0	416	0 0	0	0	0 %	0 %	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

