

HANSEN KARL G  
HANSEN, BROOKE E  
22 MEADOWBROOK DRIVE  
EAST WATERBORO ME 04030

B14689P541

Previous Owner  
COTE ANDRE N & SUSAN A  
96 PANORAMIC DRIVE

EAST WATERBORO ME 04030  
Sale Date: 12/01/2005

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>32 MEADOWBROOK RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	69,200	150,100	10,000	209,300		
1ST MORTGAGE <b>0</b>			2013	69,200	150,100	10,000	209,300		
2ND MORTGAGE <b>0</b>			2014	69,200	150,100	10,000	209,300		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	69,200	150,100	10,000	209,300		
Secondary Zone			2016	58,800	150,100	15,000	193,900		
Topography <b>2 Rolling</b>			2017	58,800	150,100	15,000	193,900		
1.Level 4.Below St 7.Steep			2018	58,800	150,100	20,000	188,900		
2.Rolling 5.Low 8.Wet			2019	58,800	150,100	20,000	188,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,800	150,500	20,000	189,300		
Utilities <b>9 No Water/No Sewer</b>			2021	64,700	150,500	24,500	190,700		
1.Public 4.Improve 7.Improve			2022	70,500	165,600	25,000	211,100		
2.Water 5.Improve 8.			2023	77,600	183,600	25,000	236,200		
3.Sewer 6.Improve 9.None			2024	87,000	206,200	25,000	268,200		
Street <b>1 Paved</b>			2025	106,400	286,000	25,000	367,400		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
			14.Rear Land				%		3.Topography
Sale Date <b>12/01/2005</b>			15.Misc				%		4.Size/Shape
Price <b>221,000</b>							%		5.Access or Rear
Sale Type <b>2 Land &amp; Buildings</b>							%		6.Restriction
1.Land 4.Mobile 7.							%		7.Open Space
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>					8.View/Environ
3.Building 6. 9.			16.Regular Lot				%		9.Fract Share
Financing <b>1 Conventional</b>			17.Secondary Lot				%		<b>Acres</b>
1.Convent 4.Seller 7.			18.Excess Land				%		30.Rear (201+)
2.FHA/VA 5.Private 8.			19.Condominium				%		31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		32.Pasture
Validity <b>1 Arms Length Sale</b>							%		33.Orchard
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					34.Frontage
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.86	100	%	0	35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		36.Commercial
Verified <b>1 Buyer</b>			23.Non Conforming				%		37.Softwood
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)				%		39.Hardwood
3.Lender 6.MLS 9.			25.Excess (10+)				%		40.Wasteland
			26.Excess				%		41.Gravel Pit (Ac
			27.Rear (1-100)				%		42.Mobile Home Si
			28.Rear (101-150)				%		43.Condo Site
			29.Rear (151-200)				%		44.Utility ROW
			<b>Total Acreage</b>		1.86				45.Camp Lot
									46.Site Improve

# Waterboro

Map Lot 011-042-001A


Account 4530

Location 22 MEADOWBROOK DRIVE

Card 1

Of 1

9/23/2024

Building Style	<b>1 Conventional</b>			SF Bsmt Living	<b>0</b>			Layout	<b>1 Typical</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% 1 Hot Water BB</b>			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	<b>Attic 5 Floor &amp; Stairs</b>				
Dwelling Units <b>1</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>2 Two Story</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>			<b>Insulation 1 Full</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>8 Alumunum/Vinyl</b>				3.H Pump	6. 9.None			3.Capped 6. 9.None			
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style <b>2 Typical</b>			Unfinished % <b>0%</b>				
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete 7.			Grade & Factor <b>3 Average 100%</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>1 Asphalt Shingles</b>				Bath(s) Style <b>2 Typical Bath(s)</b>			3.C Grade 6.AA Grade 9.Same				
1.Asphalt	4.Composit 7.			1.Modern	4.Obsolete 7.			SQFT (Footprint) <b>864</b>			
2.Slate	5.Wood	8.		2.Typical	5. 8.			Condition <b>8 Excellent</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>6</b>			2.Fair 5.Avg+ 8.Exc				
OPEN-3- <b>0</b>				# Bedrooms <b>3</b>			3.Avg- 6.Good 9.Same				
OPEN-4- <b>0</b>				# Full Baths <b>1</b>			Phys. % Good <b>0%</b>				
Year Built <b>2005</b>				# Half Baths <b>1</b>			Funct. % Good <b>100%</b>				
Year Remodeled <b>0</b>				# Addn Fixtures <b>0</b>			Functional Code <b>9 None</b>				
Foundation <b>1 Concrete</b>				# Fireplaces <b>0</b>			1.Incomp 4.Small 7.Layout				
1.Concrete	4.Wood	7.									
2.C Block	5.Slab	8.									
3.Br/Stone	6.Prs/Post	9.									
Basement <b>4 Full Basement</b>											
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 <b>0</b>											
Wet Basement <b>1 Dry Basement</b>											
1.Dry	4.	7.									
2.Damp	5.	8.									
3.Wet	6.	9.									
Date Inspected			1.Owner 4.Agent 7.			2.Relative 5.Estimate 8.			3.Tenant 6.Other 9.SNY		

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	96	0 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

