

HUTCHINS DANA E
12 HOLMES ROAD
WATERBORO ME 04087

B11240P341

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 50 MAIN ST SO. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	45,800	94,000	10,000	129,800		
1ST MORTGAGE 0			2013	45,800	94,000	10,000	129,800		
2ND MORTGAGE 0			2014	45,800	94,000	10,000	129,800		
Zone/Land Use 21 Village			2015	45,800	94,000	10,000	129,800		
Secondary Zone			2016	38,900	91,200	15,000	115,100		
Topography 1 Level			2017	38,900	91,200	15,000	115,100		
1.Level 4.Below St 7.Steep			2018	38,900	91,200	20,000	110,100		
2.Rolling 5.Low 8.Wet			2019	38,900	91,200	20,000	110,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	38,900	91,900	20,000	110,800		
Utilities 9 No Water/No Sewer			2021	42,800	91,900	24,500	110,200		
1.Public 4.Improve 7.Improve			2022	46,700	101,100	25,000	122,800		
2.Water 5.Improve 8.			2023	51,400	112,100	25,000	138,500		
3.Sewer 6.Improve 9.None			2024	57,600	125,900	25,000	158,500		
Street 1 Paved			2025	70,500	171,000	25,000	216,500		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot		Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF	Type	Frontage	Depth	Factor	Code	
BUILDING USE 0									12.Arrowhead WF
Sale Data			13.Waterfront	%	%	%	%	1.Unimproved	
Sale Date									14.Rear Land
Price			15.Misc	%	%	%	%	3.Topography	
Sale Type									Square Foot
1.Land 4.Mobile 7.			16.Regular Lot	Square Feet	%	%	%	5.Access or Rear	
2.L & B 5.Other 8.									17.Secondary Lot
3.Building 6. 9.			18.Excess Land	%	%	%	%	7.Open Space	
Financing									19.Condominium
1.Convent 4.Seller 7.			20.Pavement	%	%	%	%	9.Fract Share	
2.FHA/VA 5.Private 8.									Fract. Acre
3.Assumed 6.Cash 9.Unknown			22.Vacant Lot (Fr	%	%	%	%	30.Rear (201+)	
Validity									23.Non Conforming
1.Valid 4.Split 7.Renovate			Acres	%	%	%	%	32.Pasture	
2.Related 5.Partial 8.Other									24.Excess (5-10)
3.Distress 6.Exempt 9.			25.Excess (10+)	%	%	%	%	34.Frontage	
Verified									26.Excess
1.Buyer 4.Agent 7.Family			27.Rear (1-100)	%	%	%	%	36.Commercial	
2.Seller 5.Pub Rec 8.Other									28.Rear (101-150)
3.Lender 6.MLS 9.			29.Rear (151-200)	%	%	%	%	38.Mixed Wood	
									Total Acreage 0.55
					%	%	%	40.Wasteland	
									%
					%	%	%	42.Mobile Home Si	
									%
					%	%	%	44.Utility ROW	
									%
					%	%	%	46.Site Improve	

Waterboro

Map Lot 021-013

Account 1826

Location 12 HOLMES ROAD

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% 1 Hot Water BB			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 1 Wood Siding			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 1 Asphalt Shingles			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) 1166							
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 4						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 1960			# Half Baths 0						Funct. % Good 100%						
Year Remodeled 0			# Addn Fixtures 0						Functional Code 9 None						
Foundation 1 Concrete			# Fireplaces 0						1.Incomp	4.Small	7.Layout				
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2c5e6d; 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.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%			Economic Code None					
Basement 4 Full Basement							0.None			3.Services	7.				
1.1/4 Bmt	4.Full Bmt	7.								1.Location			4.Traffic	8.	
2.1/2 Bmt	5.None	8.								2.Encroach			9.None	9.	
3.3/4 Bmt	6.	9.None								Entrance Code 0					
Bsmt Gar # Cars 0										1.Interior	4.Vacant	7.			
Wet Basement 1 Dry Basement										2.Refusal	5.Estimate	8.			
1.Dry	4.	7.											3.Informed	6.Office	9.RS
2.Damp	5.	8.								Information Code 0					
3.Wet	6.	9.								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	
23 Frame Garage	0	594	0 0	0	0	0 %	0 %	1.One Story Fram
22 Encl Frame Porch	0	160	0 0	0	0	0 %	0 %	2.Two Story Fram
68 Wood Deck	0	240	0 0	0	0	0 %	0 %	3.Three Story Fr
21 Open Frame	0	20	0 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
						%	%	26.1SFr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic

