

FIAALII SABRINA M
 FIAALII, DENNY N
 15 HANNA DRIVE
 E WATERBORO ME 04030
 B2919P133 B15277P823 B16630P849 B17919P609

Previous Owner
 BOLTON WENDY & THEODORE B
 ATTN: SABRINA & DENNY FIAALII
 15 HANNA DR
 E WATERBORO ME 04030
 Sale Date: 3/29/2019

Previous Owner
 GOBLE ANDREW W & MELANIE E
 15 HANNA DRIVE
 EAST WATERBORO ME 04030
 Sale Date: 10/15/2007

Previous Owner
 AUGER MAURICE A & DOREEN A
 15 HANNA DRIVE
 EAST WATERBORO ME 04030
 Sale Date: 7/20/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 2017: appraisal indicated 175k x 1.2=210k, reduced land, bld rates

Waterboro

Property Data			Assessment Record						
Neighborhood 48 OLD ALFRED RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	63,700	165,600	10,000	219,300		
1ST MORTGAGE 0			2013	63,700	165,600	10,000	219,300		
2ND MORTGAGE 0			2014	63,700	187,900	10,000	241,600		
Zone/Land Use 11 Residential			2015	63,700	187,900	10,000	241,600		
Secondary Zone			2016	48,700	155,300	15,000	189,000		
Topography 1 Level			2017	48,700	155,300	15,000	189,000		
1.Level 4.Below St 7.Steep			2018	48,700	155,300	20,000	184,000		
2.Rolling 5.Low 8.Wet			2019	48,700	155,300	20,000	184,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	48,700	156,700	20,000	185,400		
Utilities 9 No Water/No Sewer			2021	53,600	156,700	24,500	185,800		
1.Public 4.Improve 7.Improve			2022	58,500	172,400	25,000	205,900		
2.Water 5.Improve 8.			2023	64,300	191,200	25,000	230,500		
3.Sewer 6.Improve 9.None			2024	72,100	215,300	25,000	262,400		
Street 1 Paved			2025	79,400	295,100	25,000	349,500		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	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 3/29/2019			14.Rear Land				%		3.Topography
Price 229,900			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot		Square Feet				7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreege/Sites				33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21		0.72	90 %	3	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreage		0.72				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 049-002I


Account 4020

Location 15 HANNA DRIVE

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	432	Layout	1 Typical
1.Conv	5.Garr/Col 9.Other	Fin Bsmt Grade	3 100	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	5 One & 3/4 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)	864
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	5 Above Average
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G
SF Masonry Trim	0	# Rooms	0	2.Fair	5.Avg+ 8.Exc
OPEN-3-	0	# Bedrooms	3	3.Avg-	6.Good 9.Same
OPEN-4-	0	# Full Baths	2	Phys. % Good	0%
Year Built	1974	# Half Baths	0	Funct. % Good	90%
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.				
2.C Block	5.Slab 8.				
3.Br/Stone	6.Prs/Post 9.				
Basement	3 3/4 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

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	0	816	0 0	0	75 %	0 %	
1 One Story Frame	0	216	0 0	0	0 %	0 %	
68 Wood Deck	0	526	0 0	0	75 %	0 %	
24 Frame Shed	0	120	0 0	0	75 %	0 %	
61 Canopy	0	160	0 0	0	75 %	0 %	
21 Open Frame	0	24	0 0	0	75 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

