

PERREAULT ROLAND R
PERREAULT, KATHLEEN L
31 JAMES DRIVE
WATERBORO ME 04087

B2121P630

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 54 HAMILTON RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	54,000	91,400	10,000	135,400		
1ST MORTGAGE 0			2013	54,000	91,400	10,000	135,400		
2ND MORTGAGE 0			2014	54,000	91,400	10,000	135,400		
Zone/Land Use 31 Agricultural/Residential			2015	54,000	91,400	10,000	135,400		
Secondary Zone			2016	45,900	86,700	15,000	117,600		
Topography 3 Above Street			2017	45,900	86,700	15,000	117,600		
1.Level 4.Below St 7.Steep			2018	45,900	86,700	20,000	112,600		
2.Rolling 5.Low 8.Wet			2019	45,900	86,700	20,000	112,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	45,900	86,700	20,000	112,600		
Utilities 9 No Water/No Sewer			2021	50,500	86,700	24,500	112,700		
1.Public 4.Improve 7.Improve			2022	55,100	95,300	25,000	125,400		
2.Water 5.Improve 8.			2023	60,600	105,700	25,000	141,300		
3.Sewer 6.Improve 9.None			2024	67,900	118,700	25,000	161,600		
Street 1 Paved			2025	83,100	156,600	25,000	214,700		
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					Frontage	Depth	Factor	Code	
BUILDING USE 0			11.Ossipee WF			%		1.Unimproved	
Sale Data			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Date			13.Waterfront			%		3.Topography	
Price			14.Rear Land			%		4.Size/Shape	
Sale Type			15.Misc			%		5.Access or Rear	
1.Land 4.Mobile 7.			Square Foot	Square Feet				6.Restriction	
2.L & B 5.Other 8.								8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing			17.Secondary Lot			%		Acres	
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			Fract. Acre	Acres/Sites				33.Orchard	
1.Valid 4.Split 7.Renovate								34.Frontage	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.69	100 %	0	35.Triangular Lot	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		36.Commercial	
Verified			23.Non Conforming			%		37.Softwood	
1.Buyer 4.Agent 7.Family			Acres			%		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	
			Total Acreage		0.69			45.Camp Lot	
								46.Site Improve	


Waterboro

Map Lot 050-011

Account 4039

Location 31 JAMES DRIVE

Card 1 Of 1 9/23/2024

Building Style	3 Raised Ranch	SF Bsmt Living	200	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	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	8 Alumunum/Vinyl	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 110%																																																																																																
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)	828																																																																																																
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	0	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	1976	# 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.																																																																																																				
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.																																																																																																				
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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				1.Incomp	4.Small 7.Layout																																																																																																
Additions, Outbuildings & Improvements				2.O-Built	5.CDU 8.Other																																																																																																
				3.Damage	6.Style 9.None																																																																																																
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