

DUFFY, MARTIN V & DONNA M, TRUSTEES
DUFFY FAMILY REALTY TRUST
58 JAMES DRIVE
WATERBORO ME 04087

B4076P37 B19138P64

Previous Owner
DUFFY MARTIN V
DUFFY, DONNA M
58 JAMES DRIVE
WATERBORO ME 04087
Sale Date: 10/11/2022

Inspection Witnessed By:

X	Date	
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 54 HAMILTON RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	57,400	143,800	10,000	191,200		
1ST MORTGAGE 0			2013	57,400	143,800	10,000	191,200		
2ND MORTGAGE 0			2014	57,400	143,800	10,000	191,200		
Zone/Land Use 31 Agricultural/Residential			2015	57,400	143,800	10,000	191,200		
Secondary Zone			2016	48,800	136,300	15,000	170,100		
Topography 1 Level			2017	48,800	136,300	15,000	170,100		
1.Level 4.Below St 7.Steep			2018	48,800	136,300	20,000	165,100		
2.Rolling 5.Low 8.Wet			2019	48,800	136,300	20,000	165,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	48,800	138,200	20,000	167,000		
Utilities 9 No Water/No Sewer			2021	53,700	138,200	24,500	167,400		
1.Public 4.Improve 7.Improve			2022	58,600	152,100	25,000	185,700		
2.Water 5.Improve 8.			2023	64,400	168,700	25,000	208,100		
3.Sewer 6.Improve 9.None			2024	72,200	191,100	25,000	238,300		
Street 1 Paved			2025	88,300	244,100	25,000	307,400		
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 10/11/2022			13.Waterfront			%		3.Topography	
Price			14.Rear Land			%		4.Size/Shape	
Sale Type 2 Land & Buildings			15.Misc			%		5.Access or Rear	
1.Land 4.Mobile 7.			Square Foot	Square Feet				6.Restriction	
2.L & B 5.Other 8.						%		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 2 Related Parties			Fract. Acre	Acreege/Sites				32.Pasture	
1.Valid 4.Split 7.Renovate				21	0.78	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr			%		34.Frontage	
3.Distress 6.Exempt 9.			23.Non Conforming			%		35.Triangular Lot	
Verified 5 Public Record			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		0.78	43.Condo Site			
						44.Utility ROW			
						45.Camp Lot			
						46.Site Improve			

Waterboro

Map Lot 050-015

Account 4043

Location 58 JAMES DRIVE

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod			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%	2 Hot Water C Iron			
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			
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	1 Wood Siding			3.H Pump	6.	9.None			
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	2 Typical				
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)				
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	0				
OPEN-3-	0			# Bedrooms	3				
OPEN-4-	0			# Full Baths	1				
Year Built	1974			# Half Baths	1				
Year Remodeled	0			# Addn Fixtures	0				
Foundation	1 Concrete			# Fireplaces	0				
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e8b57; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">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									

Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
68 Wood Deck	0	120	0 0	0	0	0 %	0 %	1.One Story Fram	
23 Frame Garage	0	120	0 0	0	0	0 %	0 %	2.Two Story Fram	
68 Wood Deck	0	480	0 0	0	0	0 %	0 %	3.Three Story Fr	
47 1.50 ST GAR	0	1064	0 0	0	0	0 %	0 %	4.1 & 1/2 Story	
24 Frame Shed	0	220	0 0	0	0	0 %	0 %	5.1 & 3/4 Story	
24 Frame Shed	0	96	0 0	0	0	0 %	0 %	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	

