

KINSEY LISA M
LOCKE, ANDREW J
7 JAMES DR EXT
WATERBORO ME 04087

B12672P19 B16324P689 B16439P614

Previous Owner
ROGERS RICHARD & MARY E
7 JAMES DRIVE EXT.

WATERBORO ME 04087
Sale Date: 10/18/2012

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	80,900	181,100	0	262,000		
1ST MORTGAGE 0			2013	80,900	181,100	0	262,000		
2ND MORTGAGE 0			2014	80,900	181,100	0	262,000		
Zone/Land Use 31 Agricultural/Residential			2015	80,900	181,100	0	262,000		
Secondary Zone			2016	67,100	172,000	0	239,100		
Topography 2 Rolling			2017	67,100	172,000	0	239,100		
1.Level 4.Below St 7.Steep			2018	67,100	172,000	0	239,100		
2.Rolling 5.Low 8.Wet			2019	67,100	172,000	20,000	219,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	67,100	172,400	20,000	219,500		
Utilities 9 No Water/No Sewer			2021	73,800	172,400	24,500	221,700		
1.Public 4.Improve 7.Improve			2022	80,500	189,700	25,000	245,200		
2.Water 5.Improve 8.			2023	88,600	210,400	25,000	274,000		
3.Sewer 6.Improve 9.None			2024	99,300	236,800	25,000	311,100		
Street 1 Paved			2025	124,100	293,200	25,000	392,300		
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 10/18/2012			14.Rear Land				%		3.Topography
Price 170,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet					6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing 1 Conventional			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity 8 Other Non Valid			Fract. Acre	Acreege/Sites					32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	2.00	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	25	11.28	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified 1 Buyer			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		13.28				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 050-026

Account 4055

Location 7 JAMES DRIVE EXT

Card 1

Of 1

9/23/2024

Building Style	1 Conventional	SF Bsmt Living	0	Layout	1 Typical		
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical		
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq		
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	1 Hot Water BB		
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.Steam		8.F/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		3.H Pump		6.	9.None		
8 Alumunum/Vinyl		Kitchen Style		2 Typical			
0.Wood	4.Asb/Asph	8.Alum/Vin	1.Modern	4.Obsolete	7.		
1.Wood	5.T-111	9.Other	2.Typical	5.	8.		
2.Wd Sh	6.Br/St	11.	3.Old Type	6.	9.None		
3.Compos.	7.Nov	12.	Bath(s) Style		2 Typical Bath(s)		
Roof Surface		1.Modern		4.Obsolete	7.		
1.Asphalt	4.Composit	7.	2.Typical	5.	8.		
2.Slate	5.Wood	8.	3.Old Type	6.	9.None		
3.Metal	6.Other	9.	# Rooms		0		
SF Masonry Trim		# Bedrooms		4			
OPEN-3-		# Full Baths		2			
OPEN-4-		# Half Baths		0			
Year Built		# Addn Fixtures		0			
Year Remodeled		# Fireplaces		1			
Foundation		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>		Functional Code		9 None	
1.Concrete	4.Wood			7.	1.Incomp	4.Small	7.Layout
2.C Block	5.Slab			8.	2.O-Built	5.CDU	8.Other
3.Br/Stone	6.Prs/Post			9.	3.Damage	6.Style	9.None
Basement				Econ. % Good		100%	
4 Full Basement				Economic Code		None	
1.1/4 Bmt	4.Full Bmt			7.	0.None	3.Services	7.
2.1/2 Bmt	5.None			8.	1.Location	4.Traffic	8.
3.3/4 Bmt	6.			9.None	2.Encroach	9.None	9.
Bsmt Gar # Cars				Entrance Code		0	
Wet Basement		1.Interior		4.Vacant	7.		
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.		
Date Inspected		2.Relative		5.Estimate	8.		
		3.Tenant		6.Other	9.SNY		

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
47 1.50 ST GAR	0	672	0 0	0	0	0	0	1.One Story Fram
68 Wood Deck	0	144	0 0	0	0	0	0	2.Two Story Fram
22 Encl Frame Porch	0	30	0 0	0	0	0	0	3.Three Story Fr
24 Frame Shed	0	96	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

