

CONDON ANDREW G & CHRISTINE A
350 FEDERAL ST
WATERBORO ME 04087

B11719P230 B16933P952 B17168P100

Previous Owner
MENAA PROPERTIES LLC
ATTN: ANDREW & CHRISTINE CONDON
350 FEDERAL ST
WATERBORO ME 04087
Sale Date: 5/31/2016

Previous Owner
US BANK TRUST N A
C/O CALIBER HOME LOANS
13801 WIRELESS WAY
OKLAHOMA CITY OK 73134
Sale Date: 1/13/2016

Previous Owner
POULIN KEVIN & JENNIFER
C/O US BANK TRUST N A
13801 WIRELESS WAY
OKLAHOMA CITY OK 73134
Sale Date: 12/04/2014

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
23.0214 - 34 Solar Panels w/shut off; not assessed - vv

Waterboro

Property Data			Assessment Record						
Neighborhood 61 FEDERAL ST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	56,300	179,500	0	235,800		
1ST MORTGAGE 0			2013	56,300	179,500	0	235,800		
2ND MORTGAGE 0			2014	56,300	179,500	0	235,800		
Zone/Land Use 11 Residential			2015	56,300	179,500	0	235,800		
Secondary Zone			2016	47,300	179,500	0	226,800		
Topography 1 Level			2017	47,300	179,500	0	226,800		
1.Level 4.Below St 7.Steep			2018	47,300	179,500	0	226,800		
2.Rolling 5.Low 8.Wet			2019	47,300	179,500	0	226,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	47,300	181,300	0	228,600		
Utilities 9 No Water/No Sewer			2021	52,000	181,300	0	233,300		
1.Public 4.Improve 7.Improve			2022	56,700	199,400	0	256,100		
2.Water 5.Improve 8.			2023	62,400	221,200	0	283,600		
3.Sewer 6.Improve 9.None			2024	69,900	248,400	0	318,300		
Street 1 Paved			2025	82,100	335,000	25,000	392,100		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date 5/31/2016			15.Misc			%		5.Access or Rear	
Price 236,900						%		6.Restriction	
Sale Type 2 Land & Buildings						%		7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		Acres	
Financing 1 Conventional			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		33.Orchard	
Validity 1 Arms Length Sale						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.00	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	0.84	100	%	0	
Verified 1 Buyer			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			Total Acreage 1.84					46.Site Improve	

Waterboro

Map Lot 001-028-001

Account 4383

Location 350 FEDERAL STREET

Card 1

Of 1

9/25/2024

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
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL		0
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 One & 1/2 Story		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	8 Aluminum/Vinyl		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	6	
OPEN-3-	0		# Bedrooms	3	
OPEN-4-	0		# Full Baths	1	
Year Built	2001		# Half Baths	1	
Year Remodeled	0		# Addn Fixtures	0	
Foundation	1 Concrete		# Fireplaces	0	
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.			
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	
21 Open Frame	0	288	0 0	0	0	% 0	%	1.One Story Fram
68 Wood Deck	0	416	0 0	0	0	% 0	%	2.Two Story Fram
60 1.25 ST Gar	0	576	0 0	0	0	% 0	%	3.Three Story Fr
						%	%	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

