

PRICE, SUSAN  
 PRICE, STEPHEN  
 449 FEDERAL STREET  
 WATERBORO ME 04087

B10292P113 B15621P545 B19239P577 B19325P23

Previous Owner  
 MENTER, PAMELA  
 MENTER, LARRY A  
 449 FEDERAL STREET  
 WATERBORO ME 04087  
 Sale Date: 10/04/2023

Previous Owner  
 BRIAND ESTHER M  
 20580 FARM ROAD 1025

EXETER MO 65647  
 Sale Date: 5/16/2023

Previous Owner  
 BRIAND RAYMOND P & ESTHER M  
 449 FEDERAL STREET

WATERBORO ME 04087  
 Sale Date: 11/28/2014

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
 23.1116 - changed land to 1 acre homesite with 0.7 acres excess based on residential zoning - vv

Waterboro

Property Data			Assessment Record						
Neighborhood <b>61 FEDERAL ST</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	58,000	159,100	0	217,100		
1ST MORTGAGE <b>0</b>			2013	58,000	159,100	10,000	207,100		
2ND MORTGAGE <b>0</b>			2014	58,000	127,300	10,000	175,300		
Zone/Land Use <b>11 Residential</b>			2015	58,000	159,100	10,000	207,100		
Secondary Zone			2016	49,300	159,100	15,000	193,400		
Topography <b>1 Level</b>			2017	49,300	159,100	15,000	193,400		
1.Level 4.Below St 7.Steep			2018	49,300	159,100	20,000	188,400		
2.Rolling 5.Low 8.Wet			2019	49,300	159,100	20,000	188,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	49,300	159,700	20,000	189,000		
Utilities <b>9 No Water/No Sewer</b>			2021	54,200	159,700	24,500	189,400		
1.Public 4.Improve 7.Improve			2022	59,200	175,700	25,000	209,900		
2.Water 5.Improve 8.			2023	65,100	194,900	25,000	235,000		
3.Sewer 6.Improve 9.None			2024	73,000	218,800	25,000	266,800		
Street <b>1 Paved</b>			2025	81,800	298,600	0	380,400		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date <b>10/04/2023</b>			14.Rear Land				%		3.Topography
Price <b>480,000</b>			15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing <b>9 Unknown</b>			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>							%		32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	0.70	100	%	0	35.Triangular Lot
Verified <b>5 Public Record</b>			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		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
			<b>Total Acreage</b>		<b>1.70</b>				44.Utility ROW
									45.Camp Lot
									46.Site Improveme

## Waterboro

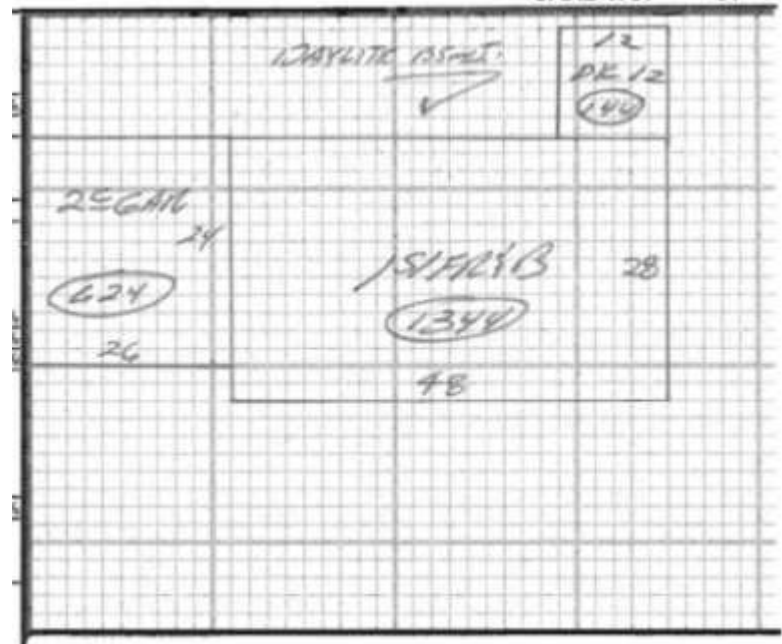
Map Lot 001-036C

Account 4934

Location 449 FEDERAL STREET

Card 1 Of 1 9/25/2024

Building Style	<b>2 Ranch</b>			SF Bsmt Living	<b>0</b>	Layout	<b>1 Typical</b>		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>0 0</b>	1.Typical	4.	7.	
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL	<b>0</b>	2.Inadeq	5.	8.	
3.R Ranch	7.Contemp/	11.Condo		Heat Type	<b>100%</b>	3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat			
Dwelling Units	<b>1</b>			2.HWCI	6.GravWA	10.			
Other Units	<b>0</b>			3.HWRAD	7.Electric	11.			
Stories	<b>1 One Story</b>			4.Steam	8.F/WallM	12.			
1.1	4.1.50	7.1.25		Cool Type	<b>0%</b>	<b>9 None</b>			
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	<b>8 Alumunum/Vinyl</b>			3.H Pump	6.	9.None			
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	<b>2 Typical</b>				
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	<b>1 Asphalt Shingles</b>			Bath(s) Style	<b>2 Typical Bath(s)</b>				
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	<b>0</b>			# Rooms	<b>4</b>				
OPEN-3-	<b>0</b>			# Bedrooms	<b>2</b>				
OPEN-4-	<b>0</b>			# Full Baths	<b>2</b>				
Year Built	<b>2010</b>			# Half Baths	<b>0</b>				
Year Remodeled	<b>0</b>			# Addn Fixtures	<b>1</b>				
Foundation	<b>1 Concrete</b>			# Fireplaces	<b>1</b>				
1.Concrete	4.Wood	7.							
2.C Block	5.Slab	8.							
3.Br/Stone	6.Prs/Post	9.							
Basement	<b>4 Full Basement</b>								
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	<b>0</b>								
Wet Basement	<b>1 Dry Basement</b>								
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	624	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
								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