

THAYER MARSHALL F  
THAYER, CLARISA L  
11 SELAH LN  
WATERBORO ME 04087

B14485P929 B16653P629 B16809P333

Previous Owner  
FEDERAL NATIONAL MORTGAGE ASSOCIATION  
C/O MARSHALL & CLARISA THAYER  
27 BRANCH RD  
KENNEBUNK ME 04043  
Sale Date: 4/28/2014

Previous Owner  
TAYLOR TROY & CARRIE ANN  
C/O BAC TAX SERVCS CORP  
PO BOX 5012  
WOODLAND HILLS CA 91365 5012  
Sale Date: 7/22/2013

Previous Owner  
HILLMAN ALAN M & SHELLEY B  
775 MIDDLE ROAD

WATERBORO ME 04087  
Sale Date: 10/12/2006

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood <b>66 MIDDLE RD N</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	85,200	311,900	0	397,100		
1ST MORTGAGE <b>0</b>			2013	85,200	311,900	0	397,100		
2ND MORTGAGE <b>0</b>			2014	85,200	311,900	0	397,100		
Zone/Land Use <b>33 Forest/Agricultural..</b>			2015	85,200	10,000	0	95,200		
Secondary Zone			2016	72,500	334,300	0	406,800		
Topography <b>3 Above Street</b>			2017	72,500	334,300	0	406,800		
1.Level 4.Below St 7.Steep			2018	72,500	334,300	0	406,800		
2.Rolling 5.Low 8.Wet			2019	72,500	334,300	0	406,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	72,500	336,500	20,000	389,000		
Utilities <b>9 No Water/No Sewer</b>			2021	79,700	336,500	24,500	391,700		
1.Public 4.Improve 7.Improve			2022	79,700	370,200	25,000	424,900		
2.Water 5.Improve 8.			2023	95,600	410,500	25,000	481,100		
3.Sewer 6.Improve 9.None			2024	107,200	461,000	25,000	543,200		
Street <b>1 Paved</b>			2025	134,600	556,800	25,000	666,400		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront			%		3.Topography	
Sale Date <b>4/28/2014</b>			14.Rear Land			%		4.Size/Shape	
Price <b>180,000</b>			15.Misc			%		5.Access or Rear	
Sale Type <b>2 Land &amp; Buildings</b>						%		6.Restriction	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				7.Open Space	
2.L & B 5.Other 8.							%	8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing <b>1 Conventional</b>			17.Secondary Lot			%		<b>Acres</b>	
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 <b>3 Distressed Sale</b>						%		33.Orchard	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				34.Frontage	
2.Related 5.Partial 8.Other				21	5.00	100	%	0	35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		36.Commercial	
Verified <b>1 Buyer</b>			23.Non Conforming			%		37.Softwood	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		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	
			<b>Total Acreage 5.00</b>					45.Camp Lot	
								46.Site Improve	

# Waterboro

Map Lot 006-033-333

Account 593

Location 11 SELAH LANE

Card 1

Of 1

9/23/2024

Building Style	<b>1 Conventional</b>	SF Bsmt Living	0	Layout	<b>1 Typical</b>
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	<b>100%</b>	<b>1 Hot Water BB</b>
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>2 Two 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 Aluminum/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>1 Modern 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>10</b>	
OPEN-3-	<b>0</b>		# Bedrooms	<b>4</b>	
OPEN-4-	<b>0</b>		# Full Baths	<b>4</b>	
Year Built	<b>1995</b>		# Half Baths	<b>1</b>	
Year Remodeled	<b>2015</b>		# Addn Fixtures	<b>0</b>	
Foundation	<b>1 Concrete</b>		# Fireplaces	<b>1</b>	
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; 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	<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>2</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
1 One Story Frame	0	1224	0 0	0	0	0 %	0 %
37 Unfin Basement	0	1224	0 0	0	0	0 %	0 %
1 One Story Frame	0	25	0 0	0	0	0 %	0 %
37 Unfin Basement	0	25	0 0	0	0	0 %	0 %
43 2S Frame Garage	0	704	0 0	0	0	0 %	0 %
68 Wood Deck	0	416	0 0	0	0	0 %	0 %
68 Wood Deck	0	96	0 0	0	0	0 %	0 %
21 Open Frame	0	28	0 0	0	0	0 %	0 %
						%	%
						%	%

Attic	<b>9 None</b>	
1.1/4 Fin	4.Full Fin	7.1/4 Unfi
2.1/2 Fin	5.FI/Stair	8.
3.3/4 Fin	6.1/2 Unfi	9.None
Insulation	<b>1 Full</b>	
1.Full	4.Minimal	7.
2.Heavy	5.Unk	8.
3.Capped	6.	9.None
Unfinished %	<b>0%</b>	
Grade & Factor	<b>4 Good 100%</b>	
1.E Grade	4.B Grade	7.AAA Grad
2.D Grade	5.A Grade	8.
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	<b>1096</b>	
Condition	<b>4 Average</b>	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	<b>0%</b>	
Funct. % Good	<b>95%</b>	
Functional Code	<b>1 Incomplete</b>	
1.Incomp	4.Small	7.Layout
2.O-Built	5.CDU	8.Other
3.Damage	6.Style	9.None
Econ. % Good	<b>100%</b>	
Economic Code	<b>None</b>	
0.None	3.Services	7.
1.Location	4.Traffic	8.
2.Encroach	9.None	9.
Entrance Code	<b>0</b>	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Office	9.RS
Information Code	<b>0</b>	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.SNY

