

MOULTON, MEGAN M
 MOULTON, JEFFREY L
 37 SCAMMON STREET
 SACO ME 04072

B9584P319 B17977P434 B18062P108 B18159P872

Previous Owner
 S & T INVESTMENT GROUP LLC
 273 WEST ROAD

WATERBORO ME 04087
 Sale Date: 1/31/2020

Previous Owner
 FIN LLC
 320 OSSIPEE TRAIL W

STANDISH ME 04084
 Sale Date: 10/01/2019

Previous Owner
 BICKNELL JOANN M
 C/O WELLS FARGO BANK
 PO BOX 14506
 DES MOINES IA 50306
 Sale Date: 6/20/2019

Inspection Witnessed By:

X _____ Date _____

No./Date	Description	Date Insp.

Notes:
 20.0624 - interior remodel, metal roof, changed grade from 3-100 to 3-110 and condition from 4-avg to 5-avg+ -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 20 WEBBER RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	69,100	89,400	0	158,500		
1ST MORTGAGE 0			2013	69,100	89,400	0	158,500		
2ND MORTGAGE 0			2014	69,100	89,400	0	158,500		
Zone/Land Use 31 Agricultural/Residential			2015	69,100	89,400	0	158,500		
Secondary Zone			2016	58,800	85,200	15,000	129,000		
Topography 1 Level			2017	58,800	85,200	15,000	129,000		
1.Level 4.Below St 7.Steep			2018	58,800	85,200	20,000	124,000		
2.Rolling 5.Low 8.Wet			2019	58,800	85,200	20,000	124,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,800	85,800	20,000	124,600		
Utilities 9 No Water/No Sewer			2021	64,600	113,100	0	177,700		
1.Public 4.Improve 7.Improve			2022	70,500	124,400	0	194,900		
2.Water 5.Improve 8.			2023	77,600	138,000	0	215,600		
3.Sewer 6.Improve 9.None			2024	87,000	154,900	0	241,900		
Street 1 Paved			2025	106,300	209,300	0	315,600		
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 1/31/2020			14.Rear Land				%		3.Topography
Price 228,500			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					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 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.85	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		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
			Total Acreage 1.85						44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 011-016-005

Account 1190

Location 84 WEBBER ROAD

Card 1 Of 1 9/23/2024

Building Style	2 Ranch			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% 5 Force Warm Air			3.Not func	6.	9.																																																																																																							
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic 9 None																																																																																																										
Dwelling Units 1				2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.1/4 Unfi																																																																																																								
Other Units 0				3.HWRAD	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.																																																																																																								
Stories 1 One Story				4.Steam	8.FI/WallM	12.	3.3/4 Fin	6.1/2 Unfi	9.None																																																																																																								
1.1	4.1.50	7.1.25		Cool Type	0% 9 None			Insulation 1 Full																																																																																																									
2.2	5.1.75	8.		1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.																																																																																																								
3.3	6.2.50	9.		2.Evapor	5.	8.	2.Heavy	5.Unk	8.																																																																																																								
Exterior Walls 9 Other				3.H Pump	6.	9.None	3.Capped	6.	9.None																																																																																																								
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style 2 Typical			Unfinished % 0%																																																																																																										
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Grade & Factor 3 Average 110%																																																																																																										
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.	1.E Grade	4.B Grade	7.AAA Grad																																																																																																								
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.																																																																																																								
Roof Surface 3 Metal				Bath(s) Style 2 Typical Bath(s)			3.C Grade	6.AA Grade	9.Same																																																																																																								
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	SQFT (Footprint) 1056																																																																																																										
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition 5 Above Average																																																																																																										
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G																																																																																																								
SF Masonry Trim 0				# Rooms 5			2.Fair	5.Avg+	8.Exc																																																																																																								
OPEN-3- 0				# Bedrooms 2			3.Avg-	6.Good	9.Same																																																																																																								
OPEN-4- 0				# Full Baths 1			Phys. % Good 0%																																																																																																										
Year Built 1987				# Half Baths 0			Funct. % Good 100%																																																																																																										
Year Remodeled 0				# Addn Fixtures 0			Functional Code 9 None																																																																																																										
Foundation 1 Concrete				# Fireplaces 0			1.Incomp	4.Small	7.Layout																																																																																																								
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; font-weight: bold; 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				<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="8">Additions, Outbuildings & Improvements</th> </tr> <tr> <th>Type</th> <th>Year</th> <th>Units</th> <th>Grade</th> <th>Cond</th> <th>Phys.</th> <th>Funct.</th> <th>Sound Value</th> </tr> </thead> <tbody> <tr> <td>68 Wood Deck</td> <td>0</td> <td>192</td> <td>0 0</td> <td>0</td> <td>0</td> <td>0</td> <td>%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> </tr> </tbody> </table>						Additions, Outbuildings & Improvements								Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	68 Wood Deck	0	192	0 0	0	0	0	%								%								%								%								%								%								%								%								%								%								%
Additions, Outbuildings & Improvements																																																																																																																	
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value																																																																																																										
68 Wood Deck	0	192	0 0	0	0	0	%																																																																																																										
							%																																																																																																										
							%																																																																																																										
							%																																																																																																										
							%																																																																																																										
							%																																																																																																										
							%																																																																																																										
							%																																																																																																										
							%																																																																																																										
							%																																																																																																										
							%																																																																																																										



1.One Story Fram							
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							