

MOULTON, JEAN E
 MOOERS, HANNAH L
 PO BOX 640
 ALFRED ME 04002

B9030P200 B18235P949

Previous Owner
 ROY DEBRA L
 ATTN: RURAL DEVELOPEMENT AREA OFFICE
 306 US RTE 1
 SCARBOROUGH ME 04074
 Sale Date: 5/01/2020

Property Data			Assessment Record				
Neighborhood	50 MAIN ST SO. VILL 202/4		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2012	62,300	99,100	0	161,400
1ST MORTGAGE	0		2013	62,300	99,100	0	161,400
2ND MORTGAGE	0		2014	62,300	99,100	0	161,400
Zone/Land Use	21 Village		2015	62,300	99,100	0	161,400
Secondary Zone			2016	53,000	99,100	0	152,100
Topography	1 Level		2017	53,000	99,100	0	152,100
1.Level	4.Below St	7.Steep	2018	53,000	99,100	0	152,100
2.Rolling	5.Low	8.Wet	2019	53,000	99,100	0	152,100
3.Above St	6.Swampy	9.Lev/Roll	2020	53,000	99,100	0	152,100
Utilities	2 Public Water		2021	58,300	99,100	0	157,400
1.Public	4.Improve	7.Improve	2022	63,600	109,000	0	172,600
2.Water	5.Improve	8.	2023	70,000	120,900	0	190,900
3.Sewer	6.Improve	9.None	2024	78,400	135,800	0	214,200
Street	1 Paved		2025	95,900	175,900	0	271,800
1.Paved	4.Proposed	7.ROW					
2.Semi Imp	5.Pvt	8.None					
3.Gravel	6.Aband	9.TG PLAN					

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Validity	1 Arms Length Sale	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF				%		1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
Square Foot	Square Feet				Acres	
16.Regular Lot				%		30.Rear (201+)
17.Secondary Lot				%		31.Tillable/Horti
18.Excess Land				%		32.Pasture
19.Condominium				%		33.Orchard
20.Pavement				%		34.Frontage
Fract. Acre	Acreage/Sites					
21.Homesite (Frac	21	0.92	100	%	0	35.Triangular Lot
22.Vacant Lot (Fr				%		36.Commercial
23.Non Conforming				%		37.Softwood
Acres				%		38.Mixed Wood
24.Excess (5-10)				%		39.Hardwood
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
Total Acreage				0.92		45.Camp Lot
						46.Site Improve

Waterboro

Map Lot 019-016

Account 1707

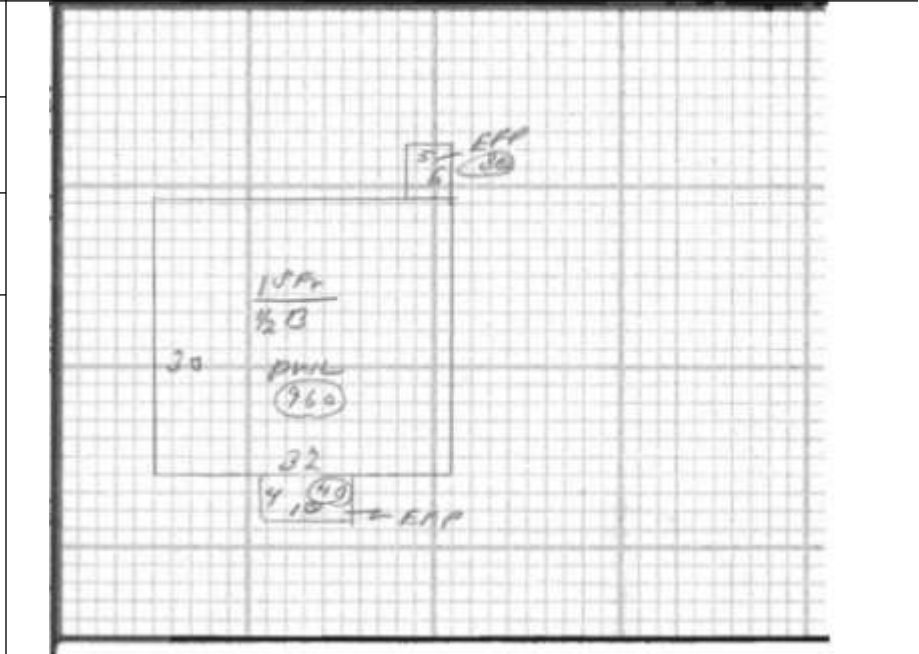
Location 953 MAIN STREET

Card 1

Of 1

9/23/2024

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		2.Inadeq	
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	5 Force Warm Air	
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	
Dwelling Units 1		2.HWCI		6.GravWA	10.	
Other Units 1		3.HWRAD		7.Electric	11.	
Stories 1 One 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 Alumunum/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		5		
OPEN-3- 0		# Bedrooms		3		
OPEN-4- 0		# Full Baths		1		
Year Built 1948		# Half Baths		0		
Year Remodeled 0		# Addn Fixtures		0		
Foundation 2 Concrete Block		# Fireplaces		1		
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #008080; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>			
2.C Block	5.Slab	8.				
3.Br/Stone	6.Prs/Post	9.				
Basement 2 1/2 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	
22 Encl Frame Porch	0	40	0 0	0	0	0	0	1.One Story Fram
40 OPEN SCR	0	30	0 0	0	0	0	0	2.Two Story Fram
23 Frame Garage	0	660	0 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