

MERRILL BRADLEY
PO BOX 521
WATERBORO ME 04087

B9001P53 B16616P70

Previous Owner
MERRILL FORREST* R & LORRAINE C
PO BOX 4

WATERBORO ME 04087
Sale Date: 6/05/2013

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
18.0619 - added .16 acres split from 019-058 -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 50 MAIN ST SO. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	36,700	15,200	0	51,900		
1ST MORTGAGE 0			2013	36,700	15,200	0	51,900		
2ND MORTGAGE 0			2014	36,700	15,200	0	51,900		
Zone/Land Use 21 Village			2015	36,700	15,200	0	51,900		
Secondary Zone			2016	24,400	18,600	0	43,000		
Topography 1 Level			2017	24,400	18,600	0	43,000		
1.Level 4.Below St 7.Steep			2018	24,400	18,600	0	43,000		
2.Rolling 5.Low 8.Wet			2019	28,800	18,600	0	47,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	28,800	18,600	0	47,400		
Utilities 2 Public Water 1 All Public			2021	31,700	18,600	0	50,300		
1.Public 4.Improve 7.Improve			2022	34,600	20,500	0	55,100		
2.Water 5.Improve 8.			2023	38,000	22,700	0	60,700		
3.Sewer 6.Improve 9.None			2024	42,600	25,900	25,000	43,500		
Street 9 TG PLAN YEAR			2025	52,400	32,900	25,000	60,300		
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 6/05/2013			15.Misc			%		5.Access or Rear	
Price						%		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	22	0.56	100	%	0	36.Commercial
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		37.Softwood
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			0.56			
							46.Site Improve		

Waterboro

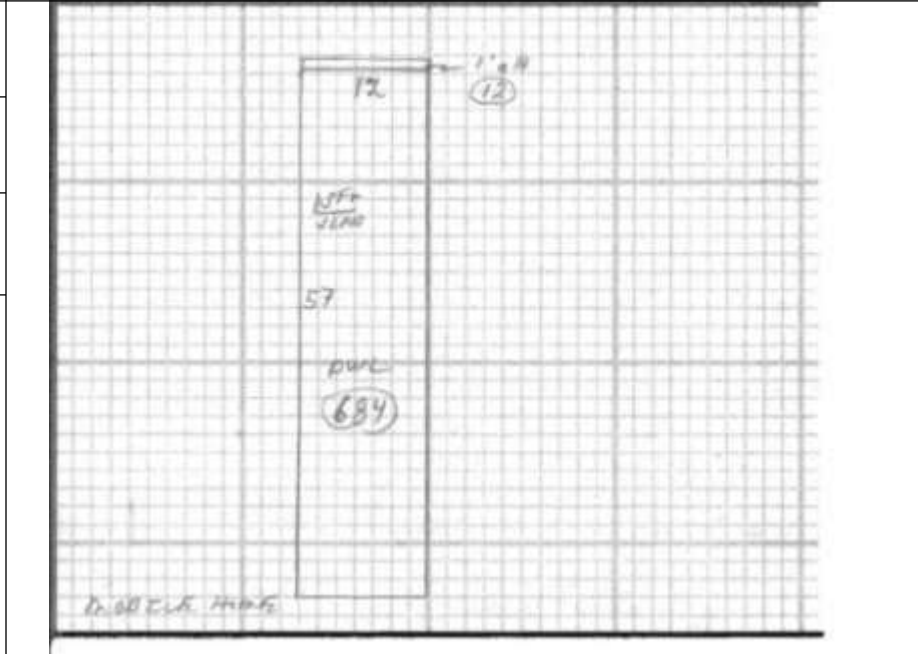
Map Lot 019-056A

Account 1759

Location 99 PEARL STREET

Card 1 Of 1 9/23/2024

Building Style 0			SF Bsmt Living 0			Layout 0		
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% 0			3.Not func 6. 9.		
4.Cape 8.Log 12.			1.HWB 5.FWA 9.No Heat			Attic 0		
Dwelling Units 0			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 0			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 0		
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 0 Wood Siding			3.H Pump 6. 9.None			3.Capped 6. 9.None		
0.Wood 4.Asb/Asph 8.Alum/Vin			Kitchen Style 0			Unfinished % 0%		
1.Wood 5.T-111 9.Other			1.Modern 4.Obsolete 7.			Grade & Factor 0 0%		
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 0			Bath(s) Style 0			3.C Grade 6.AA Grade 9.Same		
1.Asphalt 4.Composit 7.			1.Modern 4.Obsolete 7.			SQFT (Footprint) 0		
2.Slate 5.Wood 8.			2.Typical 5. 8.			Condition 0		
3.Metal 6.Other 9.			3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim 0			# Rooms 0			2.Fair 5.Avg+ 8.Exc		
OPEN-3- 0			# Bedrooms 0			3.Avg- 6.Good 9.Same		
OPEN-4- 0			# Full Baths 0			Phys. % Good 0%		
Year Built 0			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None		
Foundation 0			# 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: #00728f; 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.O-Built 5.CDU 8.Other		
2.C Block 5.Slab 8.						3.Damage 6.Style 9.None		
3.Br/Stone 6.Prs/Post 9.						Econ. % Good 100%		
Basement 0						Economic Code None		
1.1/4 Bmt 4.Full Bmt 7.						0.None 3.Services 7.		
2.1/2 Bmt 5.None 8.						1.Location 4.Traffic 8.		
3.3/4 Bmt 6. 9.None						2.Encroach 9.None 9.		
Bsmt Gar # Cars 0						Entrance Code 0		
Wet Basement 0						1.Interior 4.Vacant 7.		
1.Dry 4. 7.						2.Refusal 5.Estimate 8.		
2.Damp 5. 8.			3.Informed 6.Office 9.RS					
3.Wet 6. 9.			Information Code 0					
			1.Owner 4.Agent 7.					
			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.SNY					



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
997 12Mobile Home	1971	12x57	3 100	3	70 %	100 %		1.One Story Fram
26 1SFr Overhang	0	12	0 0	0	0 %	0 %		2.Two Story Fram
24 Frame Shed	0	96	0 0	0	0 %	0 %		3.Three Story Fr
103 MH CONC. SLAB	0	684	0 0	0	0 %	0 %		4.1 & 1/2 Story
21 Open Frame	2015	180	0 0	0	0 %	0 %		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