

OMEARA JASON I & HEATHER L

894 MAIN STREET

WATERBORO ME 04087

B14625P238

Previous Owner
FUCHS GARY C &
MICHELLE R NASH
894 MAIN STREET
WATERBORO ME 04087
Sale Date: 10/05/2005

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																												
Neighborhood 50 MAIN ST SO. VILL 202/4			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																								
Tree Growth Year 0			2005	22,000	45,500	5,250	62,250																																																																																																																																																																																																								
1ST MORTGAGE 0			2006	22,000	45,500	8,450	59,050																																																																																																																																																																																																								
2ND MORTGAGE 0			2007	22,000	45,500	0	67,500																																																																																																																																																																																																								
Zone/Land Use 21 Village			2008	46,200	148,800	13,000	182,000																																																																																																																																																																																																								
Secondary Zone			2010	46,200	148,800	13,000	182,000																																																																																																																																																																																																								
Topography 1 Level			2011	46,200	148,800	10,000	185,000																																																																																																																																																																																																								
1.Level 4.Below St 7.Steep			2012	46,200	148,800	10,000	185,000																																																																																																																																																																																																								
2.Rolling 5.Low 8.Wet			2013	46,200	148,800	10,000	185,000																																																																																																																																																																																																								
3.Above St 6.Swampy 9.Lev/Roll			2014	46,200	148,800	10,000	185,000																																																																																																																																																																																																								
Utilities 2 Public Water			2015	46,200	148,800	10,000	185,000																																																																																																																																																																																																								
1.Public 4.Improve 7.Improve			2016	39,200	147,300	15,000	171,500																																																																																																																																																																																																								
2.Water 5.Improve 8.			2017	39,200	147,300	15,000	171,500																																																																																																																																																																																																								
3.Sewer 6.Improve 9.None																																																																																																																																																																																																															
Street 1 Paved																																																																																																																																																																																																															
1.Paved 4.Proposed 7.ROW			<table border="1"> <thead> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr><td>11.Ossipee WF</td><td> </td><td> </td><td> </td><td> </td><td> </td><td>1.Unimproved</td></tr> <tr><td>12.Arrowhead WF</td><td> </td><td> </td><td> </td><td> </td><td> </td><td>2.Excess Ftg /De</td></tr> <tr><td>13.Waterfront</td><td> </td><td> </td><td> </td><td> </td><td> </td><td>3.Topography</td></tr> <tr><td>14.Rear Land</td><td> </td><td> </td><td> </td><td> </td><td> </td><td>4.Size/Shape</td></tr> <tr><td>15.Misc</td><td> </td><td> </td><td> </td><td> </td><td> </td><td>5.Access or Rear</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>6.Restriction</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>7.Open Space</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>8.View/Environ</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>9.Fract Share</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>Acres</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>30.Rear (201+)</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>31.Tillable/Horti</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>32.Pasture</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>33.Orchard</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>34.Frontage</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>35.Triangular Lot</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>36.Commercial</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>37.Softwood</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>38.Mixed Wood</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>39.Hardwood</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>40.Wasteland</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>41.Gravel Pit (Ac</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>42.Mobile Home Si</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>43.Condo Site</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>44.Utility ROW</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>45.Camp Lot</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>46.Site Improve</td></tr> </tbody> </table>					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							Acres							30.Rear (201+)							31.Tillable/Horti							32.Pasture							33.Orchard							34.Frontage							35.Triangular Lot							36.Commercial							37.Softwood							38.Mixed Wood							39.Hardwood							40.Wasteland							41.Gravel Pit (Ac							42.Mobile Home Si							43.Condo Site							44.Utility ROW							45.Camp Lot							46.Site Improve
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Sale Type 2 Land & Buildings			21.Homesite (Frac																																																																																																																																																																																																												
1.Land 4.Mobile 7.			22.Vacant Lot (Fr																																																																																																																																																																																																												
2.L & B 5.Other 8.			23.Non Conforming																																																																																																																																																																																																												
3.Building 6. 9.			Acres																																																																																																																																																																																																												
Financing 1 Conventional			24.Excess (5-10)																																																																																																																																																																																																												
1.Convent 4.Seller 7.			25.Excess (10+)																																																																																																																																																																																																												
2.FHA/VA 5.Private 8.			26.Excess (OS)																																																																																																																																																																																																												
3.Assumed 6.Cash 9.Unknown			27.Rear (1-100)																																																																																																																																																																																																												
Validity 1 Arms Length Sale			28.Rear (101-150)																																																																																																																																																																																																												
1.Valid 4.Split 7.Renovate			29.Rear (151-200)																																																																																																																																																																																																												
2.Related 5.Partial 8.Other																																																																																																																																																																																																															
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			Total Acreage 0.65																																																																																																																																																																																																												

Waterboro

Map Lot 021-012

Account 1825

Location 894 MAIN STREET

Card 1 Of 1 9/06/2016

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	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	50%	5 Force Warm Air										
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic 4 Full Finished									
Dwelling Units	1		2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.							
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.	9.None							
1.1	4.1.50	7.1.25	Cool Type	0%	9 None			Insulation 4 Minimal							
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	1 Wood Siding		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 100%									
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	3 Old Style			3.C Grade	6.AA Grade	9.Same						
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint) 1070									
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	7			2.Fair	5.Avg+	8.Exc						
OPEN-3-CUSTOM	0		# Bedrooms	3			3.Avg-	6.Good	9.Same						
OPEN-4-CUSTOM	0		# Full Baths	1			Phys. % Good 0%								
Year Built	1911		# Half Baths	1			Funct. % Good 100%								
Year Remodeled	0		# Addn Fixtures	0			Functional Code 9 None								
Foundation	3 Brick &/or Stone		# Fireplaces	0			1.Incomp	4.Small	7.Layout						
1.Concrete	4.Wood	7.													
2.C Block	5.Slab	8.								2.O-Built	5.CDU	8.Other			
3.Br/Stone	6.Prns/Post	9.								3.Damage	6.Style	9.None			
Basement	4 Full Basement									Econ. % Good 100%			Economic Code None		
1.1/4 Bmt	4.Full Bmt	7.								0.None	3.Services	7.	Entrance Code 0		
2.1/2 Bmt	5.None	8.								1.Location	4.Traffic	8.	1.Interior		
3.3/4 Bmt	6.	9.None								2.Encroach	9.None	9.	2.Refusal		
Bsmt Gar # Cars	0									Information Code 0			3.Informed		
1.Dry	4.	7.								1.Owner	4.Agent	7.	5.Estimate		
2.Damp	5.	8.								2.Relative	5.Estimate	8.	6.Office		
3.Wet	6.	9.	3.Tenant	6.Other	9.	Information Code 0									

Date Inspected

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	105	0 0	0	0 %	0 %	
23 Frame Garage	0	832	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
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