

NEEDHAM SCOTT R
45 BARBARA ST
SPRINGVALE ME 04083

B7082P153 B16636P653

Previous Owner
RIDLEY DOROTHY B REVOCABLE TRUST
LOWREY FAYE & NEEDHAM ELAINE TSTS
45 BARBARA ST
SPRINGVALE ME 04083
Sale Date: 7/01/2013

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record							
Neighborhood 80 MIDDLE BRANCH POND A			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	86,000	54,100	10,000	130,100			
1ST MORTGAGE 0			2013	86,000	54,100	10,000	130,100			
2ND MORTGAGE 0			2014	86,000	54,100	0	140,100			
Zone/Land Use 48 Shoreland			2015	86,000	54,100	0	140,100			
Secondary Zone			2016	81,700	53,300	0	135,000			
Topography 2 Rolling			2017	81,700	53,300	0	135,000			
1.Level 4.Below St 7.Steep			2018	81,700	53,300	0	135,000			
2.Rolling 5.Low 8.Wet			2019	81,700	53,300	0	135,000			
3.Above St 6.Swampy 9.Lev/Roll			2020	81,700	53,300	0	135,000			
Utilities 9 No Water/No Sewer			2021	89,900	53,300	0	143,200			
1.Public 4.Improve 7.Improve			2022	98,100	58,600	0	156,700			
2.Water 5.Improve 8.			2023	107,900	65,000	0	172,900			
3.Sewer 6.Improve 9.None			2024	120,900	73,100	0	194,000			
Street 3 Gravel			2025	128,900	105,600	0	234,500			
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	13	075	200	80 %	0	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 7/01/2013			15.Misc				%		5.Access or Rear	
Price 141,000							%		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.			16.Regular Lot				%		9.Fract Share	
3.Building 6. 9.			17.Secondary Lot				%		Acres	
Financing 9 Unknown			18.Excess Land				%		30.Rear (201+)	
1.Convent 4.Seller 7.			19.Condominium				%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			20.Pavement				%		32.Pasture	
3.Assumed 6.Cash 9.Unknown							%		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	24		0.22	100 %	0	36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		37.Softwood	
Verified 5 Public Record			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 0.39							46.Site Improve

Waterboro

Map Lot 024-018


Account 1907

Location 23 RESTFUL WAY

Card 1

Of 1

9/23/2024

Building Style	2 Ranch			SF Bsmt Living	460			Layout	1 Typical		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	3 100			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% 8 Floor/Wall Unit M			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 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	1 Asphalt Shingles			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)	576			
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition	4 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	1959			# 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.			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	4 Full Basement				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	1 Dry Basement				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	
71 Carport	0	168	0 0	0	0	0 %	0 %	1.One Story Fram
24 Frame Shed	0	32	0 0	0	0	0 %	0 %	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

