

LAM WAI HOUNG
171 MAIN ST
E WATERBORO ME 04030

B7408P122 B17463P473

Previous Owner
CARR JONATHAN R
ATTN: WAI HOUNG LAM
PO BOX 933
NAPLES ME 04055
Sale Date: 5/31/2017

Inspection Witnessed By:

X	Date
No./Date	Description

Notes:

9.2016 per CEO office, this is a rental so homestead is now removed -rk
20170531 - USPS moved to Main St, Waterbro, still has an apt above "China Cookie" take-out restaurant - tb

Waterboro

Property Data			Assessment Record																																																																																																																																																																																		
Neighborhood 45 MAIN ST E. VILL 202/4			Year	Land	Buildings	Exempt	Total																																																																																																																																																																														
Tree Growth Year 0			2010	107,600	132,400	13,000	227,000																																																																																																																																																																														
1ST MORTGAGE 0			2011	107,600	132,400	10,000	230,000																																																																																																																																																																														
2ND MORTGAGE 0			2012	107,600	132,400	10,000	230,000																																																																																																																																																																														
Zone/Land Use 21 Village			2013	107,600	132,400	10,000	230,000																																																																																																																																																																														
Secondary Zone			2014	107,600	132,400	10,000	230,000																																																																																																																																																																														
Topography 1 Level			2015	107,600	132,400	10,000	230,000																																																																																																																																																																														
1.Level 4.Below St 7.Steep			2016	96,300	132,400	15,000	213,700																																																																																																																																																																														
2.Rolling 5.Low 8.Wet			2017	96,300	132,400	15,000	213,700																																																																																																																																																																														
3.Above St 6.Swampy 9.Lev/Roll			2018	96,300	132,400	0	228,700																																																																																																																																																																														
Utilities 9 No Water/No Sewer			2019	96,300	132,400	0	228,700																																																																																																																																																																														
1.Public 4.Improve 7.Improve			2020	96,300	132,400	0	228,700																																																																																																																																																																														
2.Water 5.Improve 8.			2021	105,900	132,400	0	238,300																																																																																																																																																																														
3.Sewer 6.Improve 9.None			2022	115,600	145,700	0	261,300																																																																																																																																																																														
Street 1 Paved																																																																																																																																																																																					
1.Paved 4.Proposed 7.ROW			<table border="1"> <thead> <tr> <th colspan="2">Front Foot</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Type</th> <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>1.Unimproved</td> </tr> <tr> <td>12.Arrowhead WF</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>3.Topography</td> </tr> <tr> <td>14.Rear Land</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>5.Access or Rear</td> </tr> <tr> <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>7.Open Space</td> </tr> <tr> <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>9.Fract Share</td> </tr> <tr> <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>30.Rear (201+)</td> </tr> <tr> <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>32.Pasture</td> </tr> <tr> <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>34.Frontage</td> </tr> <tr> <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>36.Commercial</td> </tr> <tr> <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>38.Mixed Wood</td> </tr> <tr> <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>40.Wasteland</td> </tr> <tr> <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>42.Mobile Home Si</td> </tr> <tr> <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>44.Utility ROW</td> </tr> <tr> <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>46.Site Improve</td> </tr> </tbody> </table>					Front Foot		Effective		Influence		Influence Codes	Type	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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Price 146,500			22.Vacant Lot (Fr																																																																																																																																																																																		
Sale Type 2 Land & Buildings			23.Non Conforming																																																																																																																																																																																		
1.Land 4.Mobile 7.			24.Excess (5-10)																																																																																																																																																																																		
2.L & B 5.Other 8.			25.Excess (10+)																																																																																																																																																																																		
3.Building 6. 9.			26.Excess (OS)																																																																																																																																																																																		
Financing 9 Unknown			27.Rear (1-100)																																																																																																																																																																																		
1.Convent 4.Seller 7.			28.Rear (101-150)																																																																																																																																																																																		
2.FHA/VA 5.Private 8.			29.Rear (151-200)																																																																																																																																																																																		
3.Assumed 6.Cash 9.Unknown			Total Acreage 2.22																																																																																																																																																																																		
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1.Buyer 4.Agent 7.Family																																																																																																																																																																																					
2.Seller 5.Pub Rec 8.Other																																																																																																																																																																																					
3.Lender 6.MLS 9.																																																																																																																																																																																					

Waterboro

Map Lot 026-004

Account 1950

Location 171 MAIN ST

Card 1 Of 1 6/06/2022

Building Style 1 Conventional	SF Bsmt Living 0	Layout 2 Inadequate
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% 1 Hot Water BB	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 2	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 1	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.F/ Stair 8.
Stories 2 Two 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 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 1 Wood Siding	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 1 Modern	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 1 Modern Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 784
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 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1947	# Half Baths 1	Funct. % Good 90%
Year Remodeled 1996	# Addn Fixtures 0	Functional Code 5 Cond/Des/Util
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.Small 7.Layout
1.Concrete 4.Wood 7.	 <p>TRIO Software A Division of Harris Computer Systems</p>	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 9 No 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 9 Rob Sutherland
Wet Basement 9 No 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 9 See Next Year	
		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	
1 One Story Frame	1996	600	3 100	6	90 %	100 %		1.One Story Fram
1 One Story Frame	1996	320	3 100	6	90 %	100 %		2.Two Story Fram
1 One Story Frame	0	616	0 0	0	0 %	0 %		3.Three Story Fr
251 LOAD DOCK	0	120	0 0	0	0 %	0 %		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