

ABBOTT INVESTMENTS LLC
29 HAMILTON ROAD
LYMAN ME 04002

B14934P720 B15815P776

Previous Owner
REHOBOTH REBEKAH LODGE 79

EAST WATERBORO ME 04030
Sale Date: 8/24/2006

Inspection Witnessed By:

X

No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 45 MAIN ST E. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2010	21,100	29,000	0	50,100		
1ST MORTGAGE 0			2011	21,100	29,000	0	50,100		
2ND MORTGAGE 0			2012	21,100	29,000	0	50,100		
Zone/Land Use 21 Village			2013	21,100	29,000	0	50,100		
Secondary Zone			2014	21,100	29,000	0	50,100		
Topography 1 Level			2015	21,100	29,000	0	50,100		
1.Level 4.Below St 7.Steep			2016	17,900	29,000	0	46,900		
2.Rolling 5.Low 8.Wet			2017	17,900	29,000	0	46,900		
3.Above St 6.Swampy 9.Lev/Roll			2018	17,900	29,000	0	46,900		
Utilities 9 No Water/No Sewer			2019	17,900	29,000	0	46,900		
1.Public 4.Improve 7.Improve			2020	17,900	29,000	0	46,900		
2.Water 5.Improve 8.			2021	19,700	29,000	0	48,700		
3.Sewer 6.Improve 9.None			2022	21,500	31,900	0	53,400		
Street 1 Paved									
1.Paved 4.Proposed 7.ROW									
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN									
LAND USE 0									
BUILDING USE 0									
Sale Data									
Sale Date									
Price									
Sale Type									
1.Land 4.Mobile 7.									
2.L & B 5.Other 8.									
3.Building 6. 9.									
Financing									
1.Convent 4.Seller 7.									
2.FHA/VA 5.Private 8.									
3.Assumed 6.Cash 9.Unknown									
Validity									
1.Valid 4.Split 7.Renovate									
2.Related 5.Partial 8.Other									
3.Distress 6.Exempt 9.									
Verified									
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	
			Square Foot	Square Feet				8.View/Environ	
			16.Regular Lot				%	9.Fract Share	
			17.Secondary Lot				%	Acres	
			18.Excess Land				%	30.Rear (201+)	
			19.Condominium				%	31.Tillable/Horti	
			20.Pavement				%	32.Pasture	
							%	33.Orchard	
							%	34.Frontage	
							%	35.Triangular Lot	
			Fract. Acre					36.Commercial	
			21.Homesite (Frac	23	0.24	100	%	6	
			22.Vacant Lot (Fr				%	37.Softwood	
			23.Non Conforming				%	38.Mixed Wood	
			Acres				%	39.Hardwood	
			24.Excess (5-10)				%	40.Wasteland	
			25.Excess (10+)				%	41.Gravel Pit (Ac	
			26.Excess (OS)				%	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				0.24		46.Site Improve

Waterboro

Map Lot 026-005

Account 1951

Location 153 MAIN STREET

Card 1 Of 1 6/06/2022

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.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	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.F/ Stair 8.
Stories 0	4.Steam 8.F/WallM 12.	3.3/4 Fin 6. 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-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 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.		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
173 STORAGE/1S	1920	1288	3 100	3	50 %	82 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

