

LARRABEE, ELAINE P
20 FRANK STREET
NORTH WATERBORO ME 04061

Previous Owner
JACKSON LISA A
7300 20TH STREET LOT 17

VERO BEACH FL 32966
Sale Date: 4/24/2023

Previous Owner
PORTER KENNETH L
C/O LISA A JACKSON
20 FRANK ST
N WATERBORO ME 04061
Sale Date: 8/14/2011

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
requires bill of sale from Keith Porter to Lisa Jackson (approximately 2014)
23.1010 - new owner Elaine Larrabee per Bill of Sale dated 04/24/2023 - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 40 TWIN PINES NBHD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	0	16,700	10,000	6,700		
1ST MORTGAGE 0			2013	0	16,700	10,000	6,700		
2ND MORTGAGE 0			2014	0	16,700	10,000	6,700		
Zone/Land Use 31 Agricultural/Residential			2015	0	16,700	10,000	6,700		
Secondary Zone			2016	0	16,700	15,000	1,700		
Topography 1 Level			2017	0	16,700	15,000	1,700		
1.Level 4.Below St 7.Steep			2018	0	16,700	16,700	0		
2.Rolling 5.Low 8.Wet			2019	0	16,700	0	16,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	0	17,200	17,200	0		
Utilities 9 No Water/No Sewer			2021	0	17,200	17,200	0		
1.Public 4.Improve 7.Improve			2022	0	19,000	19,000	0		
2.Water 5.Improve 8.			2023	0	21,000	21,000	0		
3.Sewer 6.Improve 9.None			2024	0	24,400	24,400	0		
Street 3 Gravel			2025	0	26,300	6,000	20,300		
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	
			Sale Date 4/24/2023	14.Rear Land			%		4.Size/Shape
Price 38,000			15.Misc			%		5.Access or Rear	
Sale Type 4 Mobile Home						%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.				16.Regular Lot			%	8.View/Environ	
3.Building 6. 9.			17.Secondary Lot			%	9.Fract Share		
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 8 Other Non Valid						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreage/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other				21.Homesite (Frac			%	36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%	37.Softwood		
Verified 2 Seller			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 0.00					46.Site Improve	


Waterboro

Map Lot 055-010

Account 4181

Location 20 FRANK 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.HWBB 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.		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	1985	12x56	3 100	6	80 %	100 %		1.One Story Fram
68 Wood Deck	0	168	0 0	0	0 %	0 %		2.Two Story Fram
24 Frame Shed	0	64	0 0	0	0 %	0 %		3.Three Story Fr
24 Frame Shed	0	80	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

