

WATERHOUSE, THEODORE
WATERHOUSE, PATRICIA
37 BOYNTON ROAD
BUXTON ME 04093

B11711P31 B18841P710

Previous Owner
BUTLER BENJAMIN G
BUTLER, CAROL A
475 FEDERAL STREET
WATERBORO ME 04087
Sale Date: 10/15/2021

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 61 FEDERAL ST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	61,000	234,200	10,000	285,200		
1ST MORTGAGE 0			2013	61,000	234,200	10,000	285,200		
2ND MORTGAGE 0			2014	61,000	234,200	10,000	285,200		
Zone/Land Use 11 Residential			2015	61,000	234,200	10,000	285,200		
Secondary Zone			2016	51,000	231,900	15,000	267,900		
Topography 1 Level			2017	51,000	231,900	15,000	267,900		
1.Level 4.Below St 7.Steep			2018	51,000	231,900	20,000	262,900		
2.Rolling 5.Low 8.Wet			2019	51,000	231,900	20,000	262,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	51,000	231,900	20,000	262,900		
Utilities 9 No Water/No Sewer			2021	56,000	231,900	24,500	263,400		
1.Public 4.Improve 7.Improve			2022	61,100	255,000	25,000	291,100		
2.Water 5.Improve 8.			2023	67,300	282,900	0	350,200		
3.Sewer 6.Improve 9.None			2024	75,400	318,600	0	394,000		
Street 1 Paved			2025	85,000	395,900	0	480,900		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 10/15/2021			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot		Square Feet				6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing 9 Unknown			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity 8 Other Non Valid			Fract. Acre		Acreege/Sites				32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.00	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	24	2.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified 5 Public Record			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			Total Acreage		3.00				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 001-038

Account 57

Location 475 FEDERAL STREET

Card 1

Of 1

9/25/2024

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
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100% 1 Hot Water BB	3.Not func
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	1		2.HWCI	6.GravWA	10.
Other Units	0		3.HWRAD	7.Electric	11.
Stories	1 One Story		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0% 9 None	Insulation
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls	1 Wood Siding		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	Unfinished %
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface	3 Metal		Bath(s) Style	2 Typical Bath(s)	Grade & Factor
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim	0		# Rooms	6	Insulation
OPEN-3-	0		# Bedrooms	3	1.Full
OPEN-4-	0		# Full Baths	1	4.Minimal
Year Built	1780		# Half Baths	1	2.Heavy
Year Remodeled	0		# Addn Fixtures	0	5.Unk
Foundation	3 Brick &/or Stone		# Fireplaces	0	6.
1.Concrete	4.Wood	7.			9.None
2.C Block	5.Slab	8.			Unfinished %
3.Br/Stone	6.Prs/Post	9.			Grade & Factor
Basement	1 1/4 Basement				3 Average 100%
1.1/4 Bmt	4.Full Bmt	7.			1.E Grade
2.1/2 Bmt	5.None	8.			4.B Grade
3.3/4 Bmt	6.	9.None			7.AAA Grad
Bsmt Gar # Cars	0				8.
Wet Basement	2 Damp Basement				9.Same
1.Dry	4.	7.			SQFT (Footprint)
2.Damp	5.	8.			1064
3.Wet	6.	9.			Condition
					5 Above Average
					1.Poor
					4.Avg
					7.V G
					2.Fair
					5.Avg+
					8.Exc
					3.Avg-
					6.Good
					9.Same
					Phys. % Good
					0%
					Funct. % Good
					100%
					Functional Code
					9 None
					1.Incomp
					4.Small
					7.Layout
					2.O-Built
					5.CDU
					8.Other
					3.Damage
					6.Style
					9.None
					Econ. % Good
					100%
					Economic Code
					None
					0.None
					3.Services
					7.
					1.Location
					4.Traffic
					8.
					2.Encroach
					9.None
					9.
					Entrance Code
					0
					1.Interior
					4.Vacant
					7.
					2.Refusal
					5.Estimate
					8.
					3.Informed
					6.Office
					9.RS
					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	
1 One Story Frame	0	1166	0 0	0	0	% 0	%	1.One Story Fram
10 1 Story/Basement	0	400	0 0	0	0	% 0	%	2.Two Story Fram
22 Encl Frame Porch	0	96	0 0	0	0	% 0	%	3.Three Story Fr
65 Barn/Stable	0	2700	3 100	4	65	% 50	%	4.1 & 1/2 Story
24 Frame Shed	0	168	0 0	0	0	% 0	%	5.1 & 3/4 Story
63 Swimming Pool	0	648	3 100	4	75	% 75	%	6.2 & 1/2 Story
62 Patio	0	782	0 0	0	0	% 0	%	21.Open Frame Por
21 Open Frame	0	318	0 0	3	0	% 0	%	22.Encl Frame Por
						%	%	23.Frame Garage
						%	%	24.Frame Shed
						%	%	25.Frame Bay Wind
						%	%	26.15Fr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic

