

MORRILL ALLAN L  
MORRILL, CHRISTINE A  
577 FEDERAL ST  
WATERBORO ME 04087

B17621P248

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:  
18.0605 - added 3.91 acres split from 003-007D, total 5.91 acres -sb  
19.0716 - added 26x28 addition with basement, 14x14 deck, 12x20 shed, 3x10 shed, 12x12 deck -sb

Waterboro

Property Data			Assessment Record						
Neighborhood <b>61 FEDERAL ST</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	58,000	152,700	10,000	200,700		
1ST MORTGAGE <b>0</b>			2013	58,000	152,700	10,000	200,700		
2ND MORTGAGE <b>0</b>			2014	58,000	152,700	10,000	200,700		
Zone/Land Use <b>11 Residential</b>			2015	58,000	152,700	10,000	200,700		
Secondary Zone			2016	48,900	151,200	15,000	185,100		
Topography <b>1 Level</b>			2017	48,900	151,200	15,000	185,100		
1.Level 4.Below St 7.Steep			2018	48,900	151,200	20,000	180,100		
2.Rolling 5.Low 8.Wet			2019	57,100	151,200	20,000	188,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	57,100	197,000	20,000	234,100		
Utilities <b>9 No Water/No Sewer</b>			2021	62,800	197,000	24,500	235,300		
1.Public 4.Improve 7.Improve			2022	68,500	216,600	25,000	260,100		
2.Water 5.Improve 8.			2023	75,300	240,200	25,000	290,500		
3.Sewer 6.Improve 9.None			2024	84,500	270,800	25,000	330,300		
Street <b>1 Paved</b>			2025	92,300	368,600	25,000	435,900		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>					Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
<b>Sale Data</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Date			13.Waterfront			%		3.Topography	
Price			14.Rear Land			%		4.Size/Shape	
Sale Type			15.Misc			%		5.Access or Rear	
1.Land 4.Mobile 7.			<b>Square Foot</b>		<b>Square Feet</b>			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			18.Excess Land			%		9.Fract Share	
1.Convent 4.Seller 7.			19.Condominium			%		<b>Acres</b>	
2.FHA/VA 5.Private 8.			20.Pavement			%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			<b>Fract. Acre</b>		<b>Acreege/Sites</b>			31.Tillable/Horti	
Validity			21.Homesite (Frac	21	1.00	100	%	0	
1.Valid 4.Split 7.Renovate			22.Vacant Lot (Fr	24	4.91	100	%	0	
2.Related 5.Partial 8.Other			23.Non Conforming				%		
3.Distress 6.Exempt 9.			<b>Acres</b>				%		
Verified			24.Excess ( 5-10)				%		
1.Buyer 4.Agent 7.Family			25.Excess (10+)				%		
2.Seller 5.Pub Rec 8.Other			26.Excess				%		
3.Lender 6.MLS 9.			27.Rear (1-100)				%		
			28.Rear (101-150)				%		
			29.Rear (151-200)				%		
			<b>Total Acreege</b>		<b>5.91</b>				

46.Site Improve

# Waterboro

Map Lot 003-007A

Account 244

Location 577 FEDERAL STREET

Card 1 Of 1 9/25/2024

Building Style <b>1 Conventional</b> 1.Conv 5.Garr/Col 9.Other 2.Ranch 6.Split 10.Mohome 3.R Ranch 7.Contemp/ 11.Condo 4.Cape 8.Log 12. Dwelling Units <b>1</b> Other Units <b>0</b> Stories <b>2 Two Story</b> 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9. Exterior Walls <b>8 Alumunum/Vinyl</b> 0.Wood 4.Asb/Asph 8.Alum/Vin 1.Wood 5.T-111 9.Other 2.Wd Sh 6.Br/St 11. 3.Compos. 7.Nov 12. Roof Surface <b>1 Asphalt Shingles</b> 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9. SF Masonry Trim <b>0</b> OPEN-3- <b>0</b> OPEN-4- <b>0</b> Year Built <b>1977</b> Year Remodeled <b>0</b> Foundation <b>1 Concrete</b> 1.Concrete 4.Wood 7. 2.C Block 5.Slab 8. 3.Br/Stone 6.Prs/Post 9. Basement <b>4 Full Basement</b> 1.1/4 Bmt 4.Full Bmt 7. 2.1/2 Bmt 5.None 8. 3.3/4 Bmt 6. 9.None Bsmt Gar # Cars <b>0</b> Wet Basement <b>1 Dry Basement</b> 1.Dry 4. 7. 2.Damp 5. 8. 3.Wet 6. 9.	SF Bsmt Living <b>0</b> Fin Bsmt Grade <b>0 0</b> OPEN 5 OPTIONAL <b>0</b> Heat Type <b>100% 1 Hot Water BB</b> 1.HWBB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.HWRAD 7.Electric 11. 4.Steam 8.F/WallM 12. Cool Type <b>0% 9 None</b> 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style <b>1 Modern</b> 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style <b>1 Modern Bath(s)</b> 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms <b>6</b> # Bedrooms <b>3</b> # Full Baths <b>1</b> # Half Baths <b>0</b> # Addn Fixtures <b>0</b> # Fireplaces <b>0</b>	Layout <b>1 Typical</b> 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. Attic <b>0</b> 1.1/4 Fin 4.Full Fin 7.1/4 Unfi 2.1/2 Fin 5.FI/Stair 8. 3.3/4 Fin 6.1/2 Unfi 9.None Insulation <b>1 Full</b> 1.Full 4.Minimal 7. 2.Heavy 5.Unk 8. 3.Capped 6. 9.None Unfinished % <b>0%</b> Grade & Factor <b>3 Average 100%</b> 1.E Grade 4.B Grade 7.AAA Grad 2.D Grade 5.A Grade 8. 3.C Grade 6.AA Grade 9.Same SQFT (Footprint) <b>876</b> Condition <b>5 Above Average</b> 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good <b>0%</b> Funct. % Good <b>100%</b> Functional Code <b>9 None</b> 1.Incomp 4.Small 7.Layout 2.O-Built 5.CDU 8.Other 3.Damage 6.Style 9.None Econ. % Good <b>100%</b> Economic Code <b>None</b> 0.None 3.Services 7. 1.Location 4.Traffic 8. 2.Encroach 9.None 9. Entrance Code <b>0</b> 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8. 3.Informed 6.Office 9.RS Information Code <b>0</b> 1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.SNY
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Date Inspected 7/10/2019

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	120	0 0	0	0 %	0 %	
10 1 Story/Basement	2018	728	3 100	6	0 %	100 %	
68 Wood Deck	2018	196	3 100	6	0 %	100 %	
68 Wood Deck	0	30	0 0	0	0 %	0 %	
24 Frame Shed	0	240	2 100	2	0 %	100 %	
24 Frame Shed	0	60	2 100	2	0 %	100 %	
68 Wood Deck	0				%	%	300
					%	%	
					%	%	
					%	%	

