

STRAWMILL LLC  
PO BOX 71  
EAST WATERBORO ME 04030

B14035P63 B17223P652

Previous Owner  
HERITAGE COMPANY  
REAL ESTATE HOLDINGS  
PO BOX 71  
EAST WATERBORO ME 04030  
Sale Date: 3/31/2004

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
24.0627 - added 60x100 metal garage/slab, 75% complete -  
vw

Waterboro

Property Data			Assessment Record						
Neighborhood <b>47 MAIN ST MID 202/4</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	200,900	469,100	0	670,000		
1ST MORTGAGE <b>0</b>			2013	200,900	469,100	0	670,000		
2ND MORTGAGE <b>0</b>			2014	200,900	469,100	0	670,000		
Zone/Land Use <b>45 General Purpose</b>			2015	200,900	469,100	0	670,000		
Secondary Zone			2016	152,000	469,100	0	621,100		
Topography <b>1 Level</b>			2017	152,000	469,100	0	621,100		
1.Level 4.Below St 7.Steep			2018	152,000	469,100	0	621,100		
2.Rolling 5.Low 8.Wet			2019	152,000	469,100	0	621,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	152,000	469,100	0	621,100		
Utilities <b>2 Public Water</b>			2021	167,200	469,100	0	636,300		
1.Public 4.Improve 7.Improve			2022	182,400	516,000	0	698,400		
2.Water 5.Improve 8.			2023	200,600	572,300	0	772,900		
3.Sewer 6.Improve 9.None			2024	224,900	642,600	0	867,500		
Street <b>1 Paved</b>			2025	253,500	991,700	0	1,245,200		
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 <b>3/31/2004</b>			13.Waterfront			%		3.Topography	
Price			14.Rear Land			%		4.Size/Shape	
Sale Type <b>1 Land Only</b>			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 <b>1 Conventional</b>			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 <b>1 Arms Length Sale</b>			21.Homesite (Frac	36	1.50	100 %	0	32.Pasture	
1.Valid 4.Split 7.Renovate			22.Vacant Lot (Fr	24	10.00	70 %	3	33.Orchard	
2.Related 5.Partial 8.Other			23.Non Conforming	25	20.00	100 %	0	34.Frontage	
3.Distress 6.Exempt 9.			<b>Acres</b>		26	18.50	100 %	0	35.Triangular Lot
Verified <b>1 Buyer</b>			24.Excess ( 5-10)			%		36.Commercial	
1.Buyer 4.Agent 7.Family			25.Excess (10+)			%		37.Softwood	
2.Seller 5.Pub Rec 8.Other			26.Excess			%		38.Mixed Wood	
3.Lender 6.MLS 9.			27.Rear (1-100)			%		39.Hardwood	
			28.Rear (101-150)			%		40.Wasteland	
			29.Rear (151-200)			%		41.Gravel Pit (Ac	
			<b>Total Acreage</b>		<b>50.00</b>			42.Mobile Home Si	
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

## Waterboro

Map Lot 004-031

Account 307

Location 543 MAIN STREET &545 A&B

Card 1

Of 2

9/25/2024

Building Style <b>0</b>	SF Bsmt Living <b>0</b>	Layout <b>0</b>
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Contemp/ 11.Condo	Heat Type <b>100% 0</b>	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>0</b>
Dwelling Units <b>0</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Other Units <b>0</b>	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories <b>0</b>	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 <b>0% 9 None</b>	Insulation <b>0</b>
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 <b>0 Wood Siding</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style <b>0</b>	Unfinished % <b>0%</b>
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor <b>0 0%</b>
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 <b>0</b>	Bath(s) Style <b>0</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>0</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>0</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>0</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3- <b>0</b>	# Bedrooms <b>0</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>0</b>	Phys. % Good <b>0%</b>
Year Built <b>0</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>0</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>0</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>0</b>		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 <b>0</b>
		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	
287 OFFICE WOOD	2003	1800	3 125	6	95 %	100 %		1.One Story Fram
111 CONC. SLAB	0	1200	0 0	0	0 %	0 %		2.Two Story Fram
228 GARAGE FRAME	0	7200	0 0	0	0 %	0 %		3.Three Story Fr
111 CONC. SLAB	0	4800	0 0	0	0 %	0 %		4.1 & 1/2 Story
268 GARAGE STEEL	2024	6000	3 100	6	0 %	75 %		5.1 & 3/4 Story
111 CONC. SLAB	2024	6000	3 100	4	0 %	100 %		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

Map Lot 004-031

Account 307

Location 543 MAIN ST

Card 2 Of 2 9/25/2024

STRAWMILL LLC  
PO BOX 71  
EAST WATERBORO ME 04030

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Previous Owner  
HERITAGE COMPANY  
REAL ESTATE HOLDINGS  
PO BOX 71  
EAST WATERBORO ME 04030  
Sale Date: 3/31/2004

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>47 MAIN ST MID 202/4</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	0	252,400	0	252,400		
1ST MORTGAGE <b>0</b>			2013	0	252,400	0	252,400		
2ND MORTGAGE <b>0</b>			2014	0	252,400	0	252,400		
Zone/Land Use <b>45 General Purpose</b>			2015	0	252,400	0	252,400		
Secondary Zone			2016	0	249,800	0	249,800		
Topography <b>1 Level</b>			2017	0	249,800	0	249,800		
1.Level 4.Below St 7.Steep			2018	0	249,800	0	249,800		
2.Rolling 5.Low 8.Wet			2019	0	249,800	0	249,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	0	249,800	0	249,800		
Utilities <b>2 Public Water</b>			2021	0	249,800	0	249,800		
1.Public 4.Improve 7.Improve			2022	0	274,800	0	274,800		
2.Water 5.Improve 8.			2023	0	304,800	0	304,800		
3.Sewer 6.Improve 9.None			2024	0	342,300	0	342,300		
Street <b>1 Paved</b>			2025	0	419,900	0	419,900		
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>			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date <b>3/31/2004</b>			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type <b>1 Land Only</b>							%		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 <b>1 Conventional</b>			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							%		31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>		<b>Acreege/Sites</b>				32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified <b>1 Buyer</b>			<b>Acres</b>				%		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
			<b>Total Acreage</b>		0.00				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

**Waterboro**

Map Lot 004-031


Account 307

Location 543 MAIN ST

Card 2

Of 2

9/25/2024

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Contemp/ 11.Condo	Heat Type <b>100% 1 Hot Water BB</b>	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWB 5.FWA 9.No Heat	Attic <b>0</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Other Units <b>0</b>	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	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 <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>2 Wood Shingle</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 125%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>1650</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>7 Very Good</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3- <b>0</b>	# Bedrooms <b>0</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1995</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>2004</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>5 Concrete Slab</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 No Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>0</b>		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 <b>0</b>	
	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 Fram
					%	%	2.Two Story Fram
					%	%	3.Three Story Fr
					%	%	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