

TUOMINEN, PAUL E
724 MIDDLE ROAD
WATERBORO ME 04087

B14222P88 B18863P101

Previous Owner
HAMEL PHILLIP R
HAMEL, SANDRA L
47 MAST CAMP ROAD
WATERBORO ME 04087
Sale Date: 11/05/2021

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
23.0131 - replaced 8x8 front deck with new 5x7 deck - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 47 MAIN ST MID 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	55,300	176,100	10,000	221,400		
1ST MORTGAGE 0			2013	55,300	176,100	10,000	221,400		
2ND MORTGAGE 0			2014	55,300	176,100	10,000	221,400		
Zone/Land Use 45 General Purpose			2015	55,300	176,100	10,000	221,400		
Secondary Zone			2016	47,000	166,200	15,000	198,200		
Topography 1 Level			2017	47,000	166,200	15,000	198,200		
1.Level 4.Below St 7.Steep			2018	47,000	166,200	20,000	193,200		
2.Rolling 5.Low 8.Wet			2019	47,000	166,200	20,000	193,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	47,000	167,400	20,000	194,400		
Utilities 1 All Public			2021	51,700	167,400	24,500	194,600		
1.Public 4.Improve 7.Improve			2022	56,400	184,200	25,000	215,600		
2.Water 5.Improve 8.			2023	62,100	204,200	0	266,300		
3.Sewer 6.Improve 9.None			2024	69,600	229,800	0	299,400		
Street 1 Paved			2025	55,300	286,800	0	342,100		
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 11/05/2021			14.Rear Land				%		3.Topography
Price 190,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot		Square Feet				7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreege/Sites				33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21		1.40	50 %	4	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreage		1.40				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 005-013A


Account 503

Location 47 MAST CAMP ROAD

Card 1

Of 1

9/23/2024

Building Style	3 Raised Ranch			SF Bsmt Living	1400			Layout	1 Typical		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	3 100			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% 1 Hot Water BB			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic	9 None			
Dwelling Units	1			2.HWCI	6.GravWA 10.			1.1/4 Fin	4.Full Fin	7.1/4 Unfi	
Other Units	2			3.HWRAD	7.Electric 11.			2.1/2 Fin	5.FI/Stair 8.		
Stories	1 One Story			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	1 Full		
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	8 Alumunum/Vinyl			3.H Pump	6.	9.None	3.Capped	6.	9.None		
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	2 Typical			Unfinished %	0%		
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Grade & Factor	3 Average 100%			
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	1 Asphalt Shingles			Bath(s) Style	2 Typical Bath(s)			3.C Grade	6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	SQFT (Footprint)	1400			
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition	4 Average			
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G		
SF Masonry Trim	0			# Rooms	9			2.Fair	5.Avg+	8.Exc	
OPEN-3-	0			# Bedrooms	3			3.Avg-	6.Good 9.Same		
OPEN-4-	0			# Full Baths	2			Phys. % Good	0%		
Year Built	1993			# Half Baths	0			Funct. % Good	100%		
Year Remodeled	0			# Addn Fixtures	0			Functional Code	9 None		
Foundation	1 Concrete			# Fireplaces	0			1.Incomp	4.Small	7.Layout	
1.Concrete	4.Wood	7.			2.O-Built	5.CDU	8.Other	3.Damage	6.Style 9.None		
2.C Block	5.Slab	8.			Econ. % Good	100%			Economic Code	None	
3.Br/Stone	6.Prs/Post	9.			0.None	3.Services	7.	1.Location	4.Traffic	8.	
Basement	4 Full Basement				Entrance Code	0			2.Encroach	9.None	
1.1/4 Bmt	4.Full Bmt	7.			1.Interior	4.Vacant	7.	Information Code	0		
2.1/2 Bmt	5.None	8.			2.Refusal	5.Estimate	8.	1.Owner	4.Agent	7.	
3.3/4 Bmt	6.	9.None			3.Informed	6.Office	9.RS	2.Relative	5.Estimate	8.	
Bsmt Gar # Cars	0				Information Code	0			3.Tenant	6.Other 9.SNY	
Wet Basement	1 Dry Basement				1.Owner	4.Agent	7.	2.Relative	5.Estimate	8.	
1.Dry	4.	7.			3.Tenant	6.Other	9.SNY				
2.Damp	5.	8.									
3.Wet	6.	9.									

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	160	0 0	0	0	% 0	%
21 Open Frame	0	60	0 0	0	0	% 0	%
68 Wood Deck	0	284	0 0	0	0	% 0	%
68 Wood Deck	2022	35	3 100	4	0	% 100	%
23 Frame Garage	0	784	0 0	0	0	% 0	%
24 Frame Shed	0	128	0 0	0	0	% 0	%
						%	%
						%	%
						%	%
						%	%

