

ROY RAY  
49 PEARL STREET  
WATERBORO ME 04087

B14789P970

Previous Owner  
LUBINSKI JOHN C WILLIAM P & GALLO SANDRA  
3 FULLER DRIVE

HUDSON NH 03051  
Sale Date: 7/06/2006

Previous Owner  
LUBINSKI LEONARD & ELEANOR  
BOX 537

WATERBORO ME 04087  
Sale Date: 3/27/2006

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>50 MAIN ST SO. VILL 202/4</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	52,500	120,600	10,000	163,100		
1ST MORTGAGE <b>0</b>			2013	52,500	120,600	10,000	163,100		
2ND MORTGAGE <b>0</b>			2014	52,500	120,600	10,000	163,100		
Zone/Land Use <b>21 Village</b>			2015	52,500	120,600	10,000	163,100		
Secondary Zone			2016	44,600	120,600	15,000	150,200		
Topography <b>1 Level</b>			2017	44,600	120,600	15,000	150,200		
1.Level 4.Below St 7.Steep			2018	44,600	120,600	20,000	145,200		
2.Rolling 5.Low 8.Wet			2019	44,600	120,600	20,000	145,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	44,600	120,900	20,000	145,500		
Utilities <b>2 Public Water</b>			2021	49,100	120,900	24,500	145,500		
1.Public 4.Improve 7.Improve			2022	53,600	133,000	25,000	161,600		
2.Water 5.Improve 8.			2023	58,900	147,500	25,000	181,400		
3.Sewer 6.Improve 9.None			2024	66,100	167,300	25,000	208,400		
Street <b>1 Paved</b>			2025	80,800	237,500	25,000	293,300		
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		Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date <b>6/30/2006</b>			14.Rear Land				%		3.Topography
Price <b>189,000</b>			15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</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	21	0.29	150	%	0	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>		0.29				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improveme

# Waterboro

Map Lot 019-035


Account 1727

Location 49 PEARL STREET

Card 1

Of 1

9/23/2024

Building Style	<b>4 Cape Cod</b>	SF Bsmt Living	0	Layout	<b>1 Typical</b>			
1.Conv	5.Garr/Col	Fin Bsmt Grade	0 0	1.Typical	4. 7.			
2.Ranch	6.Split	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.			
3.R Ranch	7.Contemp/	Heat Type	<b>100% 1 Hot Water BB</b>	3.Not func	6. 9.			
4.Cape	8.Log	1.HWBB	5.FWA	Attic <b>9 None</b>				
Dwelling Units <b>1</b>		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin			
Other Units <b>4</b>		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair			
Stories <b>5 One &amp; 3/4 Story</b>		4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi			
1.1	4.1.50	Cool Type	<b>0% 9 None</b>	Insulation <b>1 Full</b>				
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal			
3.3	6.2.50	2.Evapor	5. 8.	2.Heavy	5.Unk			
Exterior Walls <b>8 Alumunum/Vinyl</b>		3.H Pump	6. 9.None	3.Capped	6. 9.None			
0.Wood	4.Asb/Asph	Kitchen Style <b>2 Typical</b>		Unfinished % <b>0%</b>				
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor <b>3 Average 100%</b>				
2.Wd Sh	6.Br/St	2.Typical	5. 8.	1.E Grade	4.B Grade			
3.Compos.	7.Nov	3.Old Type	6. 9.None	2.D Grade	5.A Grade			
Roof Surface <b>3 Metal</b>		Bath(s) Style <b>2 Typical Bath(s)</b>		3.C Grade	6.AA Grade			
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint) <b>775</b>				
2.Slate	5.Wood	2.Typical	5. 8.	Condition <b>4 Average</b>				
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg			
SF Masonry Trim <b>0</b>		# Rooms <b>7</b>		2.Fair	5.Avg+			
OPEN-3- <b>0</b>		# Bedrooms <b>4</b>		3.Avg-	6.Good			
OPEN-4- <b>0</b>		# Full Baths <b>1</b>		Phys. % Good <b>0%</b>				
Year Built <b>1949</b>		# Half Baths <b>1</b>		Funct. % Good <b>100%</b>				
Year Remodeled <b>0</b>		# Addn Fixtures <b>0</b>		Functional Code <b>9 None</b>				
Foundation <b>2 Concrete Block</b>		# Fireplaces <b>0</b>		1.Incomp	4.Small			
1.Concrete	4.Wood							
2.C Block	5.Slab					7.Layout	8.Other	9.None
3.Br/Stone	6.Prs/Post					Econ. % Good <b>100%</b>		
Basement <b>4 Full Basement</b>						Economic Code <b>None</b>		
1.1/4 Bmt	4.Full Bmt					0.None	3.Services	7.
2.1/2 Bmt	5.None					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>1 Dry Basement</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>						
Date Inspected		1.Owner	4.Agent	7.				
		2.Relative	5.Estimate	8.				
		3.Tenant	6.Other	9.SNY				

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	96	0 0	0	0	0	0	1.One Story Fram
1 One Story Frame	0	119	0 0	0	0	0	0	2.Two Story Fram
1 One Story Frame	0	228	0 0	0	0	0	0	3.Three Story Fr
23 Frame Garage	0	252	0 0	0	0	0	0	4.1 & 1/2 Story
24 Frame Shed	0	104	0 0	0	0	0	0	5.1 & 3/4 Story
68 Wood Deck	0	132	0 0	0	0	0	0	6.2 & 1/2 Story
24 Frame Shed	0	140	0 0	0	0	0	0	21.Open Frame Por
24 Frame Shed	0	99	0 0	0	0	0	0	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

