

MCCAUL, KEVIN  
MCCAUL, DIANNE  
9 PEARL STREET  
WATERBORO ME 04087

B13267P330 B15994P66 B16002P650 B17106P627

Previous Owner  
PELLETIER, RAYMOND  
106A HIGH STREET

SANFORD ME 04073  
Sale Date: 6/29/2021

Previous Owner  
BISSON, BRUCE P  
9 PEARL ST

WATERBORO ME 04087  
Sale Date: 9/30/2015

Previous Owner  
BAEZ HARRY M & GWEN E  
33 GRANDVIEW AVE

RYE NY  
Sale Date: 12/06/2010

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data		
Neighborhood	50 MAIN ST SO. VILL 202/4	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	21 Village	
Secondary Zone		
Topography	1 Level	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	2 Public Water	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	1 Paved	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	6/29/2021	
Price	230,000	
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	1 Arms Length Sale	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2012	35,400	105,600	0	141,000
2013	35,400	105,600	0	141,000
2014	35,400	105,600	0	141,000
2015	35,400	105,600	0	141,000
2016	30,100	105,600	0	135,700
2017	30,100	105,600	0	135,700
2018	30,100	105,600	0	135,700
2019	30,100	105,600	0	135,700
2020	30,100	105,600	0	135,700
2021	33,100	105,600	0	138,700
2022	36,100	116,200	0	152,300
2023	39,700	128,900	0	168,600
2024	44,600	144,700	25,000	164,300
2025	54,500	198,700	25,000	228,200

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF				%		1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear (201+)
				%		31.Tillable/Horti
				%		32.Pasture
				%		33.Orchard
				%		34.Frontage
				%		35.Triangular Lot
				%		36.Commercial
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.Gravel Pit (Ac
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Utility ROW
				%		45.Camp Lot
				%		46.Site Improve
Total Acreage		0.19				

## Waterboro

Map Lot 019-041

Account 1733

Location 9 PEARL STREET

Card 1

Of 1

9/23/2024

Building Style	<b>1 Conventional</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.HWBB	5.FWA	9.No Heat		<b>Attic 5 Floor &amp; Stairs</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>2 Two 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>			<b>Insulation 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>8 Aluminum/Vinyl</b>			3.H Pump	6.	9.None		<b>3.Capped 6.</b>			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 100%</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>725</b>							
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition <b>3 Below Average</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>6</b>						2.Fair	5.Avg+	8.Exc				
OPEN-3- <b>0</b>			# Bedrooms <b>4</b>						3.Avg-	6.Good	9.Same				
OPEN-4- <b>0</b>			# Full Baths <b>2</b>						Phys. % Good <b>0%</b>						
Year Built <b>1913</b>			# Half Baths <b>0</b>						Funct. % Good <b>100%</b>						
Year Remodeled <b>0</b>			# Addn Fixtures <b>0</b>						Functional Code <b>8 Other</b>						
Foundation <b>3 Brick &amp;/or Stone</b>			# Fireplaces <b>0</b>						1.Incomp	4.Small	7.Layout				
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>			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>90%</b>			Economic Code <b>None</b>					
Basement <b>4 Full Basement</b>							0.None			3.Services	7.				
1.1/4 Bmt	4.Full Bmt	7.								1.Location			4.Traffic	8.	
2.1/2 Bmt	5.None	8.								2.Encroach			9.None	9.	
3.3/4 Bmt	6.	9.None								Entrance Code <b>0</b>					
Bsmt Gar # Cars <b>0</b>										1.Interior	4.Vacant	7.			
Wet Basement <b>1 Dry Basement</b>										2.Refusal	5.Estimate	8.			
1.Dry	4.	7.											3.Informed	6.Office	9.RS
2.Damp	5.	8.								Information Code <b>0</b>					
3.Wet	6.	9.								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	
22 Encl Frame Porch	0	175	0 0	0	0	0 %	0 %	1.One Story Fram
22 Encl Frame Porch	0	96	0 0	0	0	0 %	0 %	2.Two Story Fram
60 1.25 ST Gar	0	1596	0 0	0	0	0 %	0 %	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

