

OMEARA JASON I  
OMEARA, HEATHER L  
894 MAIN STREET  
WATERBORO ME 04087

B14625P238

Previous Owner  
FUCHS GARY C &  
MICHELLE R NASH  
894 MAIN STREET  
WATERBORO ME 04087  
Sale Date: 10/05/2005

Inspection Witnessed By:

X Date

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	46,200	148,800	10,000	185,000		
1ST MORTGAGE <b>0</b>			2013	46,200	148,800	10,000	185,000		
2ND MORTGAGE <b>0</b>			2014	46,200	148,800	10,000	185,000		
Zone/Land Use <b>21 Village</b>			2015	46,200	148,800	10,000	185,000		
Secondary Zone			2016	39,200	147,300	15,000	171,500		
Topography <b>1 Level</b>			2017	39,200	147,300	15,000	171,500		
1.Level 4.Below St 7.Steep			2018	39,200	147,300	20,000	166,500		
2.Rolling 5.Low 8.Wet			2019	39,200	147,300	20,000	166,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	39,200	147,300	20,000	166,500		
Utilities <b>2 Public Water</b>			2021	43,100	147,300	24,500	165,900		
1.Public 4.Improve 7.Improve			2022	47,100	162,000	25,000	184,100		
2.Water 5.Improve 8.			2023	51,800	179,700	25,000	206,500		
3.Sewer 6.Improve 9.None			2024	58,100	201,700	25,000	234,800		
Street <b>1 Paved</b>			2025	70,900	253,800	25,000	299,700		
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>10/05/2005</b>			14.Rear Land				%		3.Topography
Price <b>211,500</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	0.50	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26	0.15	100	%	0	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>		0.65				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve


### Waterboro

Map Lot 021-012

Account 1825

Location 894 MAIN 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 9.Other	Fin Bsmt Grade	0 0	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	<b>50% 5 Force Warm Air</b>	3.Not func	6. 9.		
4.Cape	8.Log 12.	1.HWBB	5.FWA 9.No Heat	<b>Attic 4 Full Finished</b>			
<b>Dwelling Units 1</b>		2.HWCI	6.GravWA 10.	1.1/4 Fin	4.Full Fin 7.1/4 Unfi		
<b>Other Units 0</b>		3.HWRAD	7.Electric 11.	2.1/2 Fin	5.FI/Stair 8.		
<b>Stories 1 One 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 4 Minimal</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.		
<b>Exterior Walls 1 Wood Siding</b>		3.H Pump	6. 9.None	3.Capped	6. 9.None		
0.Wood	4.Asb/Asph 8.Alum/Vin	<b>Kitchen Style 2 Typical</b>		<b>Unfinished % 0%</b>			
1.Wood	5.T-111 9.Other	1.Modern	4.Obsolete 7.	<b>Grade &amp; Factor 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.		
<b>Roof Surface 3 Metal</b>		<b>Bath(s) Style 3 Old Style</b>		3.C Grade	6.AA Grade 9.Same		
1.Asphalt	4.Composit 7.	1.Modern	4.Obsolete 7.	<b>SQFT (Footprint) 1070</b>			
2.Slate	5.Wood 8.	2.Typical	5. 8.	<b>Condition 5 Above Average</b>			
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G		
<b>SF Masonry Trim 0</b>		<b># Rooms 7</b>		2.Fair	5.Avg+ 8.Exc		
<b>OPEN-3- 0</b>		<b># Bedrooms 3</b>		3.Avg-	6.Good 9.Same		
<b>OPEN-4- 0</b>		<b># Full Baths 1</b>		<b>Phys. % Good 0%</b>			
<b>Year Built 1911</b>		<b># Half Baths 1</b>		<b>Funct. % Good 100%</b>			
<b>Year Remodeled 0</b>		<b># Addn Fixtures 0</b>		<b>Functional Code 9 None</b>			
<b>Foundation 3 Brick &amp;/or Stone</b>		<b># Fireplaces 0</b>		1.Incomp	4.Small 7.Layout		
1.Concrete	4.Wood 7.						
2.C Block	5.Slab 8.					2.O-Built	5.CDU 8.Other
3.Br/Stone	6.Prs/Post 9.					3.Damage	6.Style 9.None
<b>Basement 4 Full Basement</b>						<b>Econ. % Good 100%</b>	
1.1/4 Bmt	4.Full Bmt 7.					<b>Economic Code None</b>	
2.1/2 Bmt	5.None 8.					0.None	3.Services 7.
3.3/4 Bmt	6. 9.None					1.Location	4.Traffic 8.
<b>Bsmt Gar # Cars 0</b>						2.Encroach	9.None 9.
<b>Wet Basement 1 Dry Basement</b>						<b>Entrance Code 0</b>	
1.Dry	4. 7.					1.Interior	4.Vacant 7.
2.Damp	5. 8.	2.Refusal	5.Estimate 8.				
3.Wet	6. 9.	3.Informed	6.Office 9.RS				
				<b>Information Code 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	
21 Open Frame	0	105	0 0	0	0 %	0 %		1.One Story Fram
23 Frame Garage	0	832	0 0	0	0 %	0 %		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

