

Map Lot 021-020

Account 1833

Location 924 MAIN STREET

Card 1 Of 1 9/23/2024

STEFY'S LLC  
19 BIRCHBROOK AVENUE  
SAUGUS MA 01906

B1977P213 B18048P704

Previous Owner  
COGNATO MARTHA E  
PO BOX 228

WATERBORO ME 04087  
Sale Date: 9/17/2019

Inspection Witnessed By:

X

Date

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
|          |             |            |
|          |             |            |
|          |             |            |

Notes:

21.0615 - changed grade from D to C, functional from 80% to 100% -sb

**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               | 94,100      | 137,400              | 10,000      | 221,500          |      |                        |
| 1ST MORTGAGE <b>0</b>                         |  |  | 2013               | 94,100      | 137,400              | 16,000      | 215,500          |      |                        |
| 2ND MORTGAGE <b>0</b>                         |  |  | 2014               | 94,100      | 137,400              | 16,000      | 215,500          |      |                        |
| Zone/Land Use <b>21 Village</b>               |  |  | 2015               | 94,100      | 137,400              | 16,000      | 215,500          |      |                        |
| Secondary Zone                                |  |  | 2016               | 89,400      | 137,400              | 21,000      | 205,800          |      |                        |
| Topography <b>1 Level</b>                     |  |  | 2017               | 89,400      | 137,400              | 21,000      | 205,800          |      |                        |
| 1.Level 4.Below St 7.Steep                    |  |  | 2018               | 89,400      | 137,400              | 26,000      | 200,800          |      |                        |
| 2.Rolling 5.Low 8.Wet                         |  |  | 2019               | 89,400      | 137,400              | 26,000      | 200,800          |      |                        |
| 3.Above St 6.Swampy 9.Lev/Roll                |  |  | 2020               | 89,400      | 137,400              | 26,000      | 200,800          |      |                        |
| Utilities <b>2 Public Water</b>               |  |  | 2021               | 98,400      | 137,400              | 0           | 235,800          |      |                        |
| 1.Public 4.Improve 7.Improve                  |  |  | 2022               | 107,300     | 245,700              | 0           | 353,000          |      |                        |
| 2.Water 5.Improve 8.                          |  |  | 2023               | 118,000     | 272,500              | 0           | 390,500          |      |                        |
| 3.Sewer 6.Improve 9.None                      |  |  | 2024               | 132,300     | 306,000              | 0           | 438,300          |      |                        |
| Street <b>1 Paved</b>                         |  |  | 2025               | 89,400      | 395,500              | 0           | 484,900          |      |                        |
| 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      | 15          | 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>9/17/2019</b>                    |  |  | 14.Rear Land       |             |                      |             |                  |      | 3.Topography           |
| Price <b>162,300</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>6 Cash Sale</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>8 Other Non Valid</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>5 Public Record</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> | <b>0.14</b> |                  |      | 43.Condo Site          |
|   |  |  |                    |             |                      |             |                  |      | 44.Utility ROW         |
|   |  |  |                    |             |                      |             |                  |      | 45.Camp Lot            |
|   |  |  |                    |             |                      |             |                  |      | 46.Site Improve        |

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|   |   |   |
|---|---|---|
| Building Style <b>1 Conventional</b><br>1.Conv 5.Garr/Col 9.Other<br>2.Ranch 6.Split 10.Mohome<br>3.R Ranch 7.Contemp/ 11.Condo<br>4.Cape 8.Log 12.<br>Dwelling Units <b>2</b><br>Other Units <b>0</b><br>Stories <b>2 Two Story</b><br>1.1 4.1.50 7.1.25<br>2.2 5.1.75 8.<br>3.3 6.2.50 9.<br>Exterior Walls <b>2 Wood Shingle</b><br>0.Wood 4.Asb/Asph 8.Alum/Vin<br>1.Wood 5.T-111 9.Other<br>2.Wd Sh 6.Br/St 11.<br>3.Compos. 7.Nov 12.<br>Roof Surface <b>6 Other</b><br>1.Asphalt 4.Composit 7.<br>2.Slate 5.Wood 8.<br>3.Metal 6.Other 9.<br>SF Masonry Trim <b>0</b><br>OPEN-3- <b>0</b><br>OPEN-4- <b>0</b><br>Year Built <b>1913</b><br>Year Remodeled <b>0</b><br>Foundation <b>2 Concrete Block</b><br>1.Concrete 4.Wood 7.<br>2.C Block 5.Slab 8.<br>3.Br/Stone 6.Prs/Post 9.<br>Basement <b>4 Full Basement</b><br>1.1/4 Bmt 4.Full Bmt 7.<br>2.1/2 Bmt 5.None 8.<br>3.3/4 Bmt 6. 9.None<br>Bsmt Gar # Cars <b>0</b><br>Wet Basement <b>0</b><br>1.Dry 4. 7.<br>2.Damp 5. 8.<br>3.Wet 6. 9. | SF Bsmt Living <b>0</b><br>Fin Bsmt Grade <b>0 0</b><br>OPEN 5 OPTIONAL <b>0</b><br>Heat Type <b>100% 1 Hot Water BB</b><br>1.HWBB 5.FWA 9.No Heat<br>2.HWCI 6.GravWA 10.<br>3.HWRAD 7.Electric 11.<br>4.Steam 8.F/WallM 12.<br>Cool Type <b>0% 9 None</b><br>1.Refrig 4.W&C Air 7.<br>2.Evapor 5. 8.<br>3.H Pump 6. 9.None<br>Kitchen Style <b>1 Modern</b><br>1.Modern 4.Obsolete 7.<br>2.Typical 5. 8.<br>3.Old Type 6. 9.None<br>Bath(s) Style <b>1 Modern Bath(s)</b><br>1.Modern 4.Obsolete 7.<br>2.Typical 5. 8.<br>3.Old Type 6. 9.None<br># Rooms <b>0</b><br># Bedrooms <b>0</b><br># Full Baths <b>1</b><br># Half Baths <b>0</b><br># Addn Fixtures <b>0</b><br># Fireplaces <b>0</b> | Layout <b>2 Inadequate</b><br>1.Typical 4. 7.<br>2.Inadeq 5. 8.<br>3.Not func 6. 9.<br>Attic <b>0</b><br>1.1/4 Fin 4.Full Fin 7.1/4 Unfi<br>2.1/2 Fin 5.FI/Stair 8.<br>3.3/4 Fin 6.1/2 Unfi 9.None<br>Insulation <b>5 Unknown</b><br>1.Full 4.Minimal 7.<br>2.Heavy 5.Unk 8.<br>3.Capped 6. 9.None<br>Unfinished % <b>0%</b><br>Grade & Factor <b>3 Average 100%</b><br>1.E Grade 4.B Grade 7.AAA Grad<br>2.D Grade 5.A Grade 8.<br>3.C Grade 6.AA Grade 9.Same<br>SQFT (Footprint) <b>2046</b><br>Condition <b>4 Average</b><br>1.Poor 4.Avg 7.V G<br>2.Fair 5.Avg+ 8.Exc<br>3.Avg- 6.Good 9.Same<br>Phys. % Good <b>0%</b><br>Funct. % Good <b>100%</b><br>Functional Code <b>9 None</b><br>1.Incomp 4.Small 7.Layout<br>2.O-Built 5.CDU 8.Other<br>3.Damage 6.Style 9.None<br>Econ. % Good <b>100%</b><br>Economic Code <b>None</b><br>0.None 3.Services 7.<br>1.Location 4.Traffic 8.<br>2.Encroach 9.None 9.<br>Entrance Code <b>0</b><br>1.Interior 4.Vacant 7.<br>2.Refusal 5.Estimate 8.<br>3.Informed 6.Office 9.RS<br>Information Code <b>0</b><br>1.Owner 4.Agent 7.<br>2.Relative 5.Estimate 8.<br>3.Tenant 6.Other 9.SNY |
|---|---|---|

Date Inspected

**Additions, Outbuildings & Improvements**

| Type            | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|-----------------|------|-------|-------|------|-------|--------|-------------|
| 23 Frame Garage | 0    | 2160  | 3 100 | 4    | 80 %  | 100 %  |             |
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