

ANGELL NATHAN W
149 MAIN STREET
EAST WATERBORO ME 04030

B6918P20 B16402P42 B16962P793

Previous Owner
HAMEL ROBERT J SR & CANDID R
C/O NATHAN W ANGELL
413 JOY VALLEY RD
BUXTON ME 04093
Sale Date: 2/02/2015

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
 2015 ERROR-
 -Owner OF 26-6 Robert Hamel Sr. split off a westerly portion (40,348 s.f. or .93 acres) to Nathan Angell via deed recorded 2/2/2015, Bk 16962/793-4
 -Town mistakenly conveyed the entire parcel to Angell (still calling it 26-6), and did not get this correction into the tax maps for 4/1/15 maps.
 -as a result of the Angell split, Hamel Sr. owns 93941 s.f. (2.16 acres)

Waterboro

replaced this account 26-6B for the Angell split (Map 26-6B)

Property Data			Assessment Record						
Neighborhood 45 MAIN ST E. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	67,400	96,800	10,000	154,200		
1ST MORTGAGE 0			2013	67,400	96,800	10,000	154,200		
2ND MORTGAGE 0			2014	67,400	96,800	0	164,200		
Zone/Land Use 21 Village			2015	67,400	96,800	0	164,200		
Secondary Zone			2016	53,300	96,800	0	150,100		
Topography 1 Level			2017	53,300	96,800	0	150,100		
1.Level 4.Below St 7.Steep			2018	53,300	96,800	0	150,100		
2.Rolling 5.Low 8.Wet			2019	53,300	96,800	0	150,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	53,300	97,300	0	150,600		
Utilities 9 No Water/No Sewer			2021	58,600	97,300	0	155,900		
1.Public 4.Improve 7.Improve			2022	63,900	107,000	0	170,900		
2.Water 5.Improve 8.			2023	70,300	118,700	0	189,000		
3.Sewer 6.Improve 9.None			2024	78,900	133,200	0	212,100		
Street 1 Paved			2025	96,400	170,800	0	267,200		
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 2/02/2015			14.Rear Land				%		3.Topography
Price 142,500			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 1 Conventional			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		0.93	100 %	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 1 Buyer			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		0.93				

46.Site Improve

Waterboro

Map Lot 026-006B


Account 1952

Location 149 MAIN STREET

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical		
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	100% 1 Hot Water BB	3.Not func	6. 9.		
4.Cape	8.Log 12.	1.HWB	5.FWA 9.No Heat	Attic 4 Full Finished			
Dwelling Units 1		2.HWCI	6.GravWA 10.	1.1/4 Fin	4.Full Fin 7.1/4 Unfi		
Other Units 1		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 105%			
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) 952			
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 5		2.Fair	5.Avg+ 8.Exc		
OPEN-3- 0		# Bedrooms 2		3.Avg-	6.Good 9.Same		
OPEN-4- 0		# Full Baths 1		Phys. % Good 0%			
Year Built 1948		# Half Baths 0		Funct. % Good 100%			
Year Remodeled 0		# Addn Fixtures 0		Functional Code 9 None			
Foundation 2 Concrete Block		# Fireplaces 0		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
Basement 4 Full Basement						Econ. % Good 100%	
1.1/4 Bmt	4.Full Bmt 7.					Economic Code None	
2.1/2 Bmt	5.None 8.					0.None	3.Services 7.
3.3/4 Bmt	6. 9.None					1.Location	4.Traffic 8.
Bsmt Gar # Cars 0						2.Encroach	9.None 9.
Wet Basement 1 Dry Basement						Entrance Code 0	
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				
		Information Code 0					
		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	
68 Wood Deck	0	158	0 0	0	0	0	%	1.One Story Fram
23 Frame Garage	0	396	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
							%	26.15Fr Overhang
							%	27.Unfin Basement
							%	28.Unfinished Att
							%	29.Finished Attic

