

WATTERS, DIANNE R
WATTERS, MATTHEW L
15 MORNINGSTAR LANE
PORTLAND ME 04102

B7488P90 B17938P451 B18247P454 B18991P740

Previous Owner
SEAVEY STREET LLC
272 AUSTIN STREET

WESTBROOK ME 04092
Sale Date: 3/31/2022

Previous Owner
US BANK TRUST NA AS TRUSTEE
13801 WIRELESS WAY

OKLAHOMA CITY OK 73134
Sale Date: 5/18/2020

Previous Owner
BEAUPRE BRIAN K & TAMMY R
C/O CALIBER HOME LOANS, INC
1123 PARK VIEW DR
COVINA CA 91724 3748
Sale Date: 3/26/2019

Inspection Witnessed By:

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

Notes:
22.0823 - added 1 full bath -sb
24.0523 - corrected acreage - vw

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																																
Neighborhood 8 LAKE SHERBURNE			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																												
Tree Growth Year 0			2012	147,200	75,600	10,000	212,800																																																																																																																																																																																																												
1ST MORTGAGE 0			2013	147,200	75,600	10,000	212,800																																																																																																																																																																																																												
2ND MORTGAGE 0			2014	147,200	75,600	10,000	212,800																																																																																																																																																																																																												
Zone/Land Use 48 Shoreland			2015	147,200	75,600	10,000	212,800																																																																																																																																																																																																												
Secondary Zone 31			2016	132,500	71,900	15,000	189,400																																																																																																																																																																																																												
Topography 1 Level			2017	132,500	71,900	15,000	189,400																																																																																																																																																																																																												
1.Level 4.Below St 7.Steep			2018	132,500	71,900	20,000	184,400																																																																																																																																																																																																												
2.Rolling 5.Low 8.Wet			2019	132,500	71,900	20,000	184,400																																																																																																																																																																																																												
3.Above St 6.Swampy 9.Lev/Roll			2020	132,500	72,300	20,000	184,800																																																																																																																																																																																																												
Utilities 9 No Water/No Sewer			2021	145,700	72,300	0	218,000																																																																																																																																																																																																												
1.Public 4.Improve 7.Improve			2022	158,900	79,500	0	238,400																																																																																																																																																																																																												
2.Water 5.Improve 8.			2023	174,800	93,700	0	268,500																																																																																																																																																																																																												
3.Sewer 6.Improve 9.None			2024	196,000	105,900	0	301,900																																																																																																																																																																																																												
Street 3 Gravel			2025	203,100	134,600	0	337,700																																																																																																																																																																																																												
1.Paved 4.Proposed 7.ROW			<table border="1"> <thead> <tr> <th colspan="4">Land Data</th> </tr> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>11.Ossipee WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>1.Unimproved</td> </tr> <tr> <td>12.Arrowhead WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>2.Excess Ftg /De</td> </tr> <tr> <td>13.Waterfront</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>3.Topography</td> </tr> <tr> <td>14.Rear Land</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>4.Size/Shape</td> </tr> <tr> <td>15.Misc</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>5.Access or Rear</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>6.Restriction</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>7.Open Space</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>8.View/Environ</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>9.Fract Share</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>Acres</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>30.Rear (201+)</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>31.Tillable/Horti</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>32.Pasture</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>33.Orchard</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>34.Frontage</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>35.Triangular Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>36.Commercial</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>37.Softwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>38.Mixed Wood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>39.Hardwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>40.Wasteland</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>41.Gravel Pit (Ac</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>42.Mobile Home Si</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>43.Condo Site</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>44.Utility ROW</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>45.Camp Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>46.Site Improve</td> </tr> </tbody> </table>					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
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			Total Acreage 0.33																																																																																																																																																																																																																

Waterboro

Map Lot 047-114

Account 3855

Location 57 LONG CAUSEWAY

Card 1

Of 1

9/23/2024

Building Style	2 Ranch		
1.Conv	5.Garr/Col	9.Other	
2.Ranch	6.Split	10.Mohome	
3.R Ranch	7.Contemp/	11.Condo	
4.Cape	8.Log	12.	
Dwelling Units	1		
Other Units	0		
Stories	1 One Story		
1.1	4.1.50	7.1.25	
2.2	5.1.75	8.	
3.3	6.2.50	9.	
Exterior Walls	8 Aluminum/Vinyl		
0.Wood	4.Asb/Asph	8.Alum/Vin	
1.Wood	5.T-111	9.Other	
2.Wd Sh	6.Br/St	11.	
3.Compos.	7.Nov	12.	
Roof Surface	1 Asphalt Shingles		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	0		
OPEN-3-	0		
OPEN-4-	0		
Year Built	1979		
Year Remodeled	0		
Foundation	2 Concrete Block		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Prs/Post	9.	
Basement	4 Full Basement		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	0		
Wet Basement	1 Dry Basement		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	0		
Fin Bsmt Grade	0 0		
OPEN 5 OPTIONAL	0		
Heat Type	100%	8 Floor/Wall Unit M	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.HWRAD	7.Electric	11.	
4.Steam	8.F/WallM	12.	
Cool Type	0%	9 None	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	2 Typical		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	2 Typical Bath(s)		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	0		
# Bedrooms	2		
# Full Baths	2		
# Half Baths	0		
# Addn Fixtures	0		
# Fireplaces	1		



Layout	1 Typical		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.Not func	6.	9.	
Attic	1 1/4 Finished		
1.1/4 Fin	4.Full Fin	7.1/4 Unfi	
2.1/2 Fin	5.F/Stair	8.	
3.3/4 Fin	6.1/2 Unfi	9.None	
Insulation	1 Full		
1.Full	4.Minimal	7.	
2.Heavy	5.Unk	8.	
3.Capped	6.	9.None	
Unfinished %	0%		
Grade & Factor	3 Average 100%		
1.E Grade	4.B Grade	7.AAA Grad	
2.D Grade	5.A Grade	8.	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	720		
Condition	4 Average		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	0%		
Funct. % Good	100%		
Functional Code	9 None		
1.Incomp	4.Small	7.Layout	
2.O-Built	5.CDU	8.Other	
3.Damage	6.Style	9.None	
Econ. % Good	100%		
Economic Code	None		
0.None	3.Services	7.	
1.Location	4.Traffic	8.	
2.Encroach	9.None	9.	
Entrance Code	0		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
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	
26 1Sfr Overhang	0	24	0 0	0	0	0	%	1.One Story Fram
68 Wood Deck	0	48	0 0	0	0	0	%	2.Two Story Fram
68 Wood Deck	0	80	0 0	0	0	0	%	3.Three Story Fr
24 Frame Shed	1979	96	3 100	2	95	100	%	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

