

STEARNS, LISA A  
338 FEDERAL STREET  
WATERBORO ME 04087

B18795P30

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:  
22.0405 - split from 001-028A-002 -sb  
22.0727 - added 28x56 m/h on slab, 4x4 deck -sb

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																												
Neighborhood <b>61 FEDERAL ST</b>			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																								
Tree Growth Year <b>0</b>			2023	70,000	157,400	0	227,400																																																																																																																																																																																																								
1ST MORTGAGE			2024	78,400	176,800	25,000	230,200																																																																																																																																																																																																								
2ND MORTGAGE			2025	95,900	231,900	25,000	302,800																																																																																																																																																																																																								
Zone/Land Use <b>31 Agricultural/Residential</b>																																																																																																																																																																																																															
Secondary Zone																																																																																																																																																																																																															
Topography <b>2 Rolling</b>																																																																																																																																																																																																															
1.Level	4.Below St	7.Steep																																																																																																																																																																																																													
2.Rolling	5.Low	8.Wet																																																																																																																																																																																																													
3.Above St	6.Swampy	9.Lev/Roll																																																																																																																																																																																																													
Utilities																																																																																																																																																																																																															
1.Public	4.Improve	7.Improve																																																																																																																																																																																																													
2.Water	5.Improve	8.																																																																																																																																																																																																													
3.Sewer	6.Improve	9.None																																																																																																																																																																																																													
Street <b>1 Paved</b>																																																																																																																																																																																																															
1.Paved	4.Proposed	7.ROW																																																																																																																																																																																																													
2.Semi Imp	5.Pvt	8.None																																																																																																																																																																																																													
3.Gravel	6.Aband	9.TG PLAN																																																																																																																																																																																																													
LAND USE <b>0</b>			<table border="1"> <thead> <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><b>Acres</b></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>					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					%		<b>Acres</b>					%		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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1.Land	4.Mobile	7.	23.Non Conforming																																																																																																																																																																																																												
2.L & B	5.Other	8.	<b>Acres</b>																																																																																																																																																																																																												
3.Building	6.	9.	24.Excess ( 5-10)																																																																																																																																																																																																												
Financing			25.Excess (10+)																																																																																																																																																																																																												
1.Convent	4.Seller	7.	26.Excess																																																																																																																																																																																																												
2.FHA/VA	5.Private	8.	27.Rear (1-100)																																																																																																																																																																																																												
3.Assumed	6.Cash	9.Unknown	28.Rear (101-150)																																																																																																																																																																																																												
Validity			29.Rear (151-200)																																																																																																																																																																																																												
1.Valid	4.Split	7.Renovate	<b>Total Acreage 0.92</b>																																																																																																																																																																																																												
2.Related	5.Partial	8.Other																																																																																																																																																																																																													
3.Distress	6.Exempt	9.																																																																																																																																																																																																													
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1.Buyer	4.Agent	7.Family																																																																																																																																																																																																													
2.Seller	5.Pub Rec	8.Other																																																																																																																																																																																																													
3.Lender	6.MLS	9.																																																																																																																																																																																																													

## Waterboro

Map Lot 001-028A-004


Account 5304

Location 338 FEDERAL STREET

Card 1

Of 1

9/25/2024

Building Style	<b>10 Mobilehome</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		Attic <b>9 None</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>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>			Insulation <b>1 Full</b>							
2.2	5.1.75	8.		1.Refrigt	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		3.Capped 6. 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>1568</b>							
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition <b>6 Good</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>0</b>				2.Fair	5.Avg+ 8.Exc						
OPEN-3- <b>0</b>				# Bedrooms <b>2</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>2021</b>				# Half Baths <b>0</b>				Funct. % Good <b>100%</b>							
Year Remodeled <b>0</b>				# Addn Fixtures <b>0</b>				Functional Code <b>9 None</b>							
Foundation <b>5 Concrete Slab</b>				# Fireplaces <b>0</b>				1.Incomp	4.Small	7.Layout					
1.Concrete	4.Wood	7.						2.O-Built	5.CDU	8.Other					
2.C Block	5.Slab	8.						3.Damage	6.Style 9.None			Econ. % Good <b>100%</b>			
3.Br/Stone	6.Prs/Post	9.						Economic Code <b>None</b>				0.None	3.Services 7.		
Basement <b>9 No 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>				1.Interior 4.Vacant 7.			
Bsmt Gar # Cars <b>0</b>								2.Refusal				5.Estimate 8.			
Wet Basement <b>1 Dry Basement</b>								3.Informed				6.Office 9.RS			
1.Dry	4.	7.						Information Code <b>0</b>				1.Owner 4.Agent 7.			
2.Damp	5.	8.		2.Relative				5.Estimate 8.							
3.Wet	6.	9.		3.Tenant				6.Other 9.SNY							

Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	16	0 0	0	0	0	0	1.One Story Fram
								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