

VIOLETTE ABEL JR  
478 FEDERAL STREET  
WATERBORO ME 04087

B17103P436 B17378P52 B17458P242 B18160P116

Previous Owner  
VIOLETTE ABEL JR & PAULA M PAQUIN  
478 FEDERAL STREET

WATERBORO ME 04087  
Sale Date: 12/05/2016

Previous Owner  
VIOLETTE ABEL & ELEANOR F  
496 FEDERAL STREET

WATERBORO ME 04087  
Sale Date: 8/24/2015

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
18.0220 - recorded corrective deed B17458/P242 -sb  
20.0415 - recorded corrective deeds B18160/P116,  
B18160/P120 -sb

Waterboro

Property Data			Assessment Record						
Neighborhood <b>61 FEDERAL ST</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	50,400	82,300	10,000	122,700		
1ST MORTGAGE <b>0</b>			2013	50,400	82,300	10,000	122,700		
2ND MORTGAGE <b>0</b>			2014	50,400	82,300	10,000	122,700		
Zone/Land Use <b>11 Residential</b>			2015	50,400	82,300	10,000	122,700		
Secondary Zone			2016	42,800	81,100	0	123,900		
Topography <b>3 Above Street</b>			2017	42,800	81,100	0	123,900		
1.Level 4.Below St 7.Steep			2018	42,800	81,100	0	123,900		
2.Rolling 5.Low 8.Wet			2019	42,800	81,100	0	123,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	42,800	81,100	0	123,900		
Utilities <b>9 No Water/No Sewer</b>			2021	47,100	81,100	0	128,200		
1.Public 4.Improve 7.Improve			2022	51,400	89,200	0	140,600		
2.Water 5.Improve 8.			2023	56,600	99,000	0	155,600		
3.Sewer 6.Improve 9.None			2024	63,400	112,300	0	175,700		
Street <b>1 Paved</b>			2025	73,300	159,100	0	232,400		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront			%		3.Topography	
Sale Date <b>12/05/2016</b>			14.Rear Land			%		4.Size/Shape	
Price			15.Misc			%		5.Access or Rear	
Sale Type <b>1 Land Only</b>						%		6.Restriction	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				7.Open Space	
2.L & B 5.Other 8.						%		8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing <b>1 Conventional</b>			17.Secondary Lot			%		<b>Acres</b>	
1.Convent 4.Seller 7.			18.Excess Land			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		32.Pasture	
Validity <b>2 Related Parties</b>						%		33.Orchard	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				34.Frontage	
2.Related 5.Partial 8.Other				21	0.84	100	%	0	35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		36.Commercial	
Verified <b>1 Buyer</b>			23.Non Conforming			%		37.Softwood	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)			%		39.Hardwood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		40.Wasteland	
			26.Excess			%		41.Gravel Pit (Ac	
			27.Rear (1-100)			%		42.Mobile Home Si	
			28.Rear (101-150)			%		43.Condo Site	
			29.Rear (151-200)			%		44.Utility ROW	
			<b>Total Acreage</b>		<b>0.84</b>			45.Camp Lot	
								46.Site Improve	

## Waterboro

Map Lot 001-042

Account 66

Location 496 FEDERAL STREET

Card 1

Of 1

9/25/2024

Building Style	<b>2 Ranch</b>	SF Bsmt Living	0	Layout	<b>1 Typical</b>
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL	0	2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100%</b>	<b>1 Hot Water BB</b>
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	<b>1</b>		2.HWCI	6.GravWA	10.
Other Units	<b>0</b>		3.HWRAD	7.Electric	11.
Stories	<b>1 One Story</b>		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	<b>0%</b>	<b>9 None</b>
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls	<b>1 Wood Siding</b>		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	<b>2 Typical</b>	
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface	<b>1 Asphalt Shingles</b>		Bath(s) Style	<b>2 Typical Bath(s)</b>	
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim	<b>0</b>		# Rooms	<b>5</b>	
OPEN-3-	<b>0</b>		# Bedrooms	<b>2</b>	
OPEN-4-	<b>0</b>		# Full Baths	<b>1</b>	
Year Built	<b>1958</b>		# Half Baths	<b>0</b>	
Year Remodeled	<b>0</b>		# Addn Fixtures	<b>0</b>	
Foundation	<b>1 Concrete</b>		# Fireplaces	<b>0</b>	
1.Concrete	4.Wood	7.			
2.C Block	5.Slab	8.			
3.Br/Stone	6.Prs/Post	9.			
Basement	<b>4 Full Basement</b>				
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	<b>0</b>				
Wet Basement	<b>2 Damp Basement</b>				
1.Dry	4.	7.			
2.Damp	5.	8.			
3.Wet	6.	9.			



Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	129	0 0	0	0	0	0	1.One Story Fram
22 Encl Frame Porch	0	42	0 0	0	0	0	0	2.Two Story Fram
21 Open Frame	0	120	0 0	0	0	0	0	3.Three Story Fr
23 Frame Garage	0	528	0 0	0	0	0	0	4.1 & 1/2 Story
24 Frame Shed	0	256	0 0	0	0	0	0	5.1 & 3/4 Story
62 Patio	0	285	2 0	0	0	0	0	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

