

DUSSEAULT, JASON DANIEL
SAWYER, RYLEE GRACE
591 FEDERAL STREET
WATERBORO ME 04087

B3693P46 B17615P357 B17621P248 B17619P370 B17891P353

Previous Owner
REDMAN, DAWN M
591 FEDERAL STREET

WATERBORO ME 04087
Sale Date: 9/29/2023

Previous Owner
RHODES SUSAN A & MORRILL ALLAN L 2/3
MORRILL NANCY M 1/3
577 FEDERAL ST
WATERBORO ME 04087
Sale Date: 5/31/2019

Previous Owner
MORRILL PAULINE T
577 FEDERAL ST

WATERBORO ME 04087
Sale Date: 2/17/2019

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
18.0502 - removed 3.75 acres transferred to Rhodes (003-007D-001) B17615/P357 -sb
18.0605 - removed 3.91 acres transferred to Morrill (added to 003-007A) B17621/P248, 11.66 acres remaining -sb
18.0605 - removed 3.95 acres transferred to Morrill (added to 003-007C) B17619/P370, 7.71 acres remaining -sb
19.0521 - adjusted acres from 7.71 to 2.78 per survey map -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 61 FEDERAL ST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	110,000	37,900	16,000	131,900		
1ST MORTGAGE 0			2013	110,000	37,900	16,000	131,900		
2ND MORTGAGE 0			2014	110,000	37,900	16,000	131,900		
Zone/Land Use 11 Residential			2015	110,000	37,900	16,000	131,900		
Secondary Zone			2016	78,800	37,900	21,000	95,700		
Topography 2 Rolling			2017	78,800	37,900	21,000	95,700		
1.Level 4.Below St 7.Steep			2018	78,800	37,900	26,000	90,700		
2.Rolling 5.Low 8.Wet			2019	60,800	37,900	26,000	72,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	50,500	38,400	0	88,900		
Utilities 9 No Water/No Sewer			2021	55,500	38,400	0	93,900		
1.Public 4.Improve 7.Improve			2022	60,600	42,300	0	102,900		
2.Water 5.Improve 8.			2023	66,600	46,900	0	113,500		
3.Sewer 6.Improve 9.None			2024	74,700	53,000	0	127,700		
Street 1 Paved			2025	84,500	63,600	0	148,100		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
Sale Date 9/29/2023			14.Rear Land			%		4.Size/Shape	
Price 240,000			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.						%		8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing 9 Unknown			17.Secondary Lot			%		Acres	
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 1 Arms Length Sale						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				34.Frontage	
2.Related 5.Partial 8.Other				21.Homesite (Frac	21	1.00	100	%	35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	1.78	100	%	36.Commercial	
Verified 5 Public Record			23.Non Conforming			%		37.Softwood	
1.Buyer 4.Agent 7.Family			Acres			%		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	
			Total Acreage		2.78			45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 003-007D

Account 247

Location 591 FEDERAL STREET

Card 1

Of 1

9/25/2024

Building Style 0	SF Bsmt Living 0	Layout 0
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% 0	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Other Units 0	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 0	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 0
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 0 Wood Siding	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 0	Unfinished % 0%
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 0 0%
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 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 0
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 0	# Fireplaces 0	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
3.Br/Stone 6.Prs/Post 9.		Econ. % Good 100%
Basement 0		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Office 9.RS
3.Wet 6. 9.		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
998 14Mobile Home	1985	14x66	3 100	4	78 %	100 %	
103 MH CONC. SLAB	0	924	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	81	0 0	0	0 %	0 %	
68 Wood Deck	0	72	0 0	0	0 %	0 %	
68 Wood Deck	0	110	0 0	0	0 %	0 %	
23 Frame Garage	0	576	0 0	0	0 %	0 %	
24 Frame Shed	0	60	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

