PROPERTY LOCATED AT: **121 Western Ave., Waterville , ME 04901**

PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I - WATER SUPPLY

TYPE OF SYSTEM: [X] Public [ ] Private [ ] Seasonal **N/A** [ ] Unknown
[ ] Drilled [ ] Dug [ ] Other **N/A**

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): ..... [ ] N/A [ ] Yes [ ] No [X] Unknown
Quantity: ..... [ ] Yes [ ] No [X] Unknown
Quality: ..... [ ] Yes [ ] No [X] Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ..... [ ] Yes [X] No

If Yes, Date of most recent test: **XXXX** Are test results available? .. [ ] Yes [X] No

To your knowledge, have any test results ever:

a) Been reported as unsatisfactory or satisfactory with notation?..... [ ] Yes [X] No
b) Detected perfluoroalkyl and polyfluoroalkyl (PFA) substances? [ ] Yes [X] No

If Yes to (a) and/or (b) above, are test results available? ..... [ ] Yes [X] No

What steps were taken to remedy the problem? **XXXXX**

IF PRIVATE: (Strike Section if Not Applicable):

~~INSTALLATION: Location:~~
~~Installed by:~~
~~Date of Installation:~~

USE: ~~Number of persons currently using system:~~
~~Does system supply water for more than one household? [ ] Yes [ ] No [ ] Unknown~~

Comments: **Public water supply**

Source of Section I information: **Seller & Public Records**

Buyer Initials _____ _____ _____ _____ Page 1 of 8 Seller Initials Initial Initial _____ _____

PROPERTY LOCATED AT: **121 Western Ave., Waterville , ME 04901**

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: [X] Public [ ] Private [ ] Quasi-Public **N/A** [ ] Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected? [X] Yes [ ] No

If Yes, what results: **Roots and debris in line from house to road.**

Have you experienced any problems such as line or other malfunctions? [ ] Yes [X] No

What steps were taken to remedy the problem? **Roots and debris were removed professionally.**

IF PRIVATE (Strike Section if Not Applicable):

Tank: [ ] Septic Tank [ ] Holding Tank [ ] Cesspool [ ] Other: _____

[ ] Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: [ ] 500 Gallon [ ] 1000 Gallon [ ] Unknown [ ] Other: _____

Tank Type: [ ] Concrete [ ] Metal [ ] Unknown [ ] Other: _____

Location: _____ OR [ ] Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? [ ] Yes [ ] No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: [ ] Yes [ ] No [ ] Unknown

If Yes, Location: _____

Date of installation of leach field: _____ Installed by: _____

Date of last servicing of leach field: _____ Company servicing leach field: _____

Have you experienced any malfunctions? [ ] Yes [ ] No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

Do you have records of the design indicating the # of bedrooms the system was designed for? [ ] Yes [ ] No

If Yes, are they available? [ ] Yes [ ] No

Is System located in a Shoreland Zone? [ ] Yes [ ] No [ ] Unknown

Comments: **Public Sewer**

Source of Section II information: **Seller & Public Record**

Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

PROPERTY LOCATED AT: **121 Western Ave., Waterville , ME 04901**

SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	**FHA**	**Monitor**		
Age of system(s) or source(s)	**2019**	**2021**		
TYPE(S) of Fuel	**Propane**	**Propane**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**Unknown**	**Unknown**		
Name of company that services system(s) or source(s)	**Superior Plus (DownEast)**	**Superior Plus (DownEast)**		
Date of most recent service call	**Unknown**	**Unknown**		
Malfunctions per system(s) or source(s) within past 2 years	**Unknown**	**Unknown**		
Other pertinent information	**None**	**None**		

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown

Are any buried? ..... [ ] Yes [X] No [ ] Unknown

Are all sleeved? ..... [X] Yes [ ] No [ ] Unknown

Chimney(s): ..... [ ] Yes [X] No

If Yes, are they lined: ..... [ ] Yes [ ] No [ ] Unknown

Is more than one heat source vented through one flue? ..... [ ] Yes [ ] No [ ] Unknown

Had a chimney fire: ..... [ ] Yes [ ] No [ ] Unknown

Has chimney(s) been inspected? ..... [ ] Yes [ ] No [ ] Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct and/or Power Vent(s): ..... [X] Yes [ ] No [ ] Unknown

Has vent(s) been inspected? ..... [ ] Yes [ ] No [X] Unknown

If Yes, date: **XXXX**

Comments: **None**

Source of Section III information: **Seller**

SECTION IV - HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ..... [ ] Yes [ ] No [X] Unknown

If Yes, are tanks in current use? ..... [ ] Yes [ ] No [ ] Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP? [ ] Yes [ ] No [ ] Unknown

Are tanks registered with DEP? ..... [ ] Yes [ ] No [ ] Unknown

Age of tank(s): **XXXX** Size of tank(s): **XXXX**

Location: **XXXXX**

Buyer Initials _____ _____ _____ _____ Page 3 of 8 Seller Initials Initial _____ Initial _____ _____ _____

PROPERTY LOCATED AT: **121 Western Ave., Waterville , ME 04901**

~~What materials are, or were, stored in the tank(s)?~~ _____

~~Have you experienced any problems such as leakage:~~ ☐ Yes ☐ No ☐ Unknown

~~Comments:~~ _____

Source of information: **Seller & Previous Disclosure**

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work?	☐ Yes	☒ No	☐ Unknown
In the ceilings?	☐ Yes	☒ No	☐ Unknown
In the siding?	☐ Yes	☒ No	☐ Unknown
In the roofing shingles?	☐ Yes	☒ No	☐ Unknown
In flooring tiles?	☐ Yes	☒ No	☐ Unknown
Other: **XXXX**	☐ Yes	☒ No	☐ Unknown

Comments: **XXXX**

Source of information: **Seller & Previous Disclosure**

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If Yes: Date: **XXXX** By: **XXXX**

Results: **XXXXX**

If applicable, what remedial steps were taken? **None**

~~Has the property been tested since remedial steps?~~ ☐ Yes ☐ No ☐ Unknown

Are test results available? ☐ Yes ☒ No

Results/Comments: **Radon was tested in 2015 by a previous owner. Below EPA limits. Not tested since.**

Source of information: **Seller & Previous Disclosure**

D. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If Yes: Date: **XXXX** By: **XXXX**

Results: **XXXX**

If applicable, what remedial steps were taken? **XXXX**

Has the property been tested since remedial steps? ☐ Yes ☒ No ☐ Unknown

Are test results available? ☐ Yes ☒ No

Results/Comments: **None**

Source of information: **Seller**

E. METHAMPHETAMINE - Current or previously existing: ☐ Yes ☒ No ☐ Unknown

Comments: **Seller is unaware of any current or previously existing methamphetamine.**

Source of information: **Seller**

PROPERTY LOCATED AT: **121 Western Ave., Waterville , ME 04901**

F. LEAD-BASED PAINT/PAINT HAZARDS - *(Note: Lead-based paint is most commonly found in homes constructed prior to 1978)*

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? ..... ☐ Yes ☐ No ☐ Unknown ☒ Unknown (but possible due to age)

If Yes, describe location and basis for determination: **XXXX**

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: **XXXXX**

Are you aware of any cracking, peeling or flaking paint? ..... ☐ Yes ☒ No

Comments: **None**

Source of information: **Seller**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	☐ Yes	☒ No	☐ Unknown
LAND FILL:	☐ Yes	☒ No	☐ Unknown
RADIOACTIVE MATERIAL:	☐ Yes	☒ No	☐ Unknown

Other: **XXXX**

Source of information: **Seller**

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: **Easements stated in deed. No reference to what or where in deed or Plan**

Source of information: **Public Record**

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ..... ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? **XXX**

Road Association Name (if known): **XXX**

Source of information: **Public Record**

PROPERTY LOCATED AT: **121 Western Ave., Waterville , ME 04901**

SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

(1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or

(2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **N/A**

Have any flood events affected a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **N/A**

Has any flood-related damage to a structure occurred on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **N/A**

Has there been any flood insurance claims filed for a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: **N/A**

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: **N/A**

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ..... ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

XXXX

Relevant Panel Number: **23011C0167D** Year: **2011** (Attach a copy)

Comments: **Area of Minimal Floor Hazard**

Source of Section VI information: **FEMA / FIRMette**

Buyer Initials _____ _____ _____ _____ Seller Initials _____ _____ _____ _____

Initial Initial

PROPERTY LOCATED AT: **121 Western Ave., Waterville , ME 04901**

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?..... ..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **Homestead**

~~Is a Forest Management and Harvest Plan available?..... [ ] Yes [ ] No [ ] Unknown~~

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... [ ] Yes [X] No [ ] Unknown

If Yes, explain: **N/A**

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, solar panels, wind turbines): Type: **Propane Tanks**

From Whom: **DownEast Energy**

Year Principal Structure Built: **1932** What year did Seller acquire property? **2024**

Roof: Year Shingles/Other Installed: **Unknown**

Water, moisture or leakage: **No**

Comments: **None**

Foundation/Basement:

Is there a Sump Pump?	[X] Yes	[ ] No	[ ] Unknown
Water, moisture or leakage since you owned the property:	[ ] Yes	[X] No	[ ] Unknown
Prior water, moisture or leakage?	[X] Yes	[ ] No	[ ] Unknown

Comments: **2014 with previous owners prior to sump pump being added.**

Mold: Has the property ever been tested for mold?	[ ] Yes	[X] No	[ ] Unknown
If Yes, are test results available?	[ ] Yes	[X] No	

Comments: **Dehumidifier in Basement.**

Electrical: [ ] Fuses [X] Circuit Breaker [ ] Other: **N/A** [ ] Unknown

Comments: **None**

Has all or a portion of the property been surveyed?	[X] Yes	[ ] No	[ ] Unknown
If Yes, is the survey available?	[X] Yes	[ ] No	[ ] Unknown

Manufactured Housing - Is the residence a:

Mobile Home	[ ] Yes	[X] No	[ ] Unknown
Modular	[ ] Yes	[X] No	[ ] Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ..... [ ] Yes [X] No [ ] Unknown

Comments: **Regarding Survey: A plan of building lots called Edgewood on file. Plan Book 2 Page 40**

Buyer Initials _____ Page 7 of 8 Seller Initials Initial Initial

PROPERTY LOCATED AT: **121 Western Ave., Waterville , ME 04901**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **Deck railing and portions of deck need replacement. Wooden fence is disconnected in places and needs replacement.**

Comments: **Home is in need of improvements.**

Source of Section VII information: **Seller**

SECTION VIII - ADDITIONAL INFORMATION

Home is being sold "AS IS" Stairs and 2nd floor rooms need new flooring.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Signed by: 9/19/2026
9CEDA8510B80403...
SELLER DATE
Garrett N. Austin

DocuSigned by: 9/19/2026
54RD899B0A124A7...
SELLER DATE
Catarina B. Austin

SELLER DATE

SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE

BUYER DATE

BUYER DATE

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EQUAL HOUSING OPPORTUNITY

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Garrett N. Austin, Catarina B. Austin** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **121 Western Ave., Waterville , ME 04901**

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards **(check one below):**

____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

_____

__X__ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller **(check one below)**:

____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

_____

__X__ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has **(check one below)**:

____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	Seller Garrett N. Austin (Signed by: 0CEDA8510B80403...)	Date 9/19/2026
Buyer	Date	Seller Catarina B. Austin (DocuSigned by: 54FD899B0A124A7...)	Date 9/19/2026
Buyer	Date	Seller	Date
Buyer	Date	Seller Shelly Everett (DocuSigned by: C0796E29263C477...)	Date 9/19/2026
Agent	Date	Agent Shelly Everett	Date

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MAINE REAL ESTATE TRANSFER TAX PAID

BK15013 PGS 308 - 309 04/01/2024 01:08:19 PM
INSTR#: 2024006345 ATTEST: MATTHEW BOUCHER
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

1002440268915

WARRANTY DEED

Sara Urella of Waterville, Kennebec County, Maine, for consideration paid, grants to **Garrett N. Austin and Catarina B. Austin** of Waterville, Kennebec County, Maine (whose mailing address is 2 Carl Street Apartment 2, Waterville, ME 04901) **as joint tenants** with **Warranty Covenants**, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Sybil R. Mazerolle to the grantor(s) herein, dated December 13, 2022, recorded in Kennebec Registry of Deeds, Book 14655, Page 100.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my hand and seal this 29th day of March, 2024.

WITNESS:

_____

_____
Sara Urella

STATE OF MAINE

Kennebec, ss March 29, 2024

Then personally appeared the above-named Sara Urella and acknowledged the foregoing instrument to be her free act and deed.

Before me,

_____
Notary Public/Attorney-at-Law
Commission Expiration:

File No.: 2024-731

JENNIFER MARTEL
Notary Public-Maine
My Commission Expires
October 25, 2025

File No: 2024-731

"Exhibit A"

A certain lot or parcel of land, together with any improvements thereon, situated in the City of Waterville, Kennebec County, State of Maine, described as follows:

Lot 38 on map or plan of building lots called Edgewood, said map or plan now on file in Kennebec Registry of Deeds, Plan Book 2, Page 40.

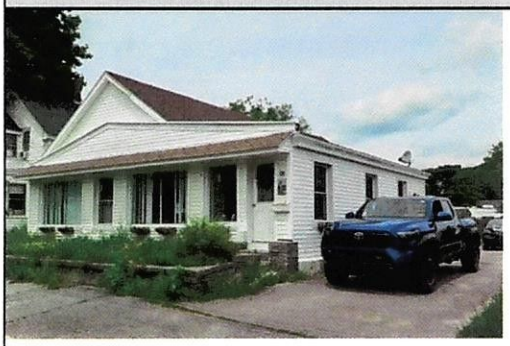
121 WESTERN AVE

City of Waterville, ME

Parcel Information	General Information
Owner: AUSTIN GARRETT N **Co-Owner:** AUSTIN CATARINA B **Mailing Address:** 121 WESTERN AVE WATERVILLE, ME 04901-5214	**Parcel ID:** 047-258-000-000 **Zone:** RB **Use Description:** SINGLE FAM MDL-01 **Acres:** 0.13

Assessed Valuation	Sale History
Land: $24,700 **Bldg:** $230,700 **Total:** $255,400 **Exemptions** **Amount:** $25,000 **Type:** HOMESTEAD 25000 **Final Total:** $230,400	**Book/Page:** 15013/0308 **Date:** 3/29/2024 **Price:** $258,000

Improvement Detail: # 1



Year Built:	1932	**Roof Desc:**	Gable/Hip
Style:	Ranch	**Roof Cover:**	Asph/F Gls/Cmp
Occupancy:	1	**Ext Wall:**	Vinyl Siding
Story Height:	1	**Int Wall:**	Drywall/Sheet
Living Area:	2251	**Heat Fuel:**	Gas
Bedrooms:	3	**Heat Type:**	Forced Air-Duc
Full Baths:	1	**A/C Type:**	None
Half Baths:	0	**Bath Desc:**	Average
Total Rooms:	8	**Kit. Desc:**	Modern

CAI Technologies
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.

Property Location 121 WESTERN AVE | Map ID 47/ 258/ / / | Card # 1 of 1
Vision ID 3278 | Account # 02768 | Bldg # 1

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
AUSTIN GARRETT N	1 Level	1 All Public	1 Paved	1 Urban
AUSTIN CATARINA B	4 Rolling			
121 WESTERN AVE				
WATERVILLE ME 04901-5214				

SUPPLEMENTAL DATA

Alt Prcl ID	0050 0005 0059	Ward	4
Acreage	000.13	Parcel ID	047-258-000
Photo		TIF-District	
District		State Use	1010
GIS ID	047-258-000	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed
RESIDNTL	1010	230,700
RES LAND	1010	24,700
	Total	255,400

CITY of Waterville MAINE

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
AUSTIN GARRETT N	15013	0308	03-29-2024	Q	I	258,000	00
URELLA SARA	14655	0100	12-13-2022	Q	I	225,000	00
MAZEROLLE SYBIL R	12101	0279	09-08-2015	Q	I	119,000	00
ZENZIE JEAN	10724	0218	05-05-2011	Q	I	130,000	01
SOUCY LESTER A	10655	0025	01-28-2011	U	I	140,000	1A

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2026	1010	230,700	2025	1010	230,700	2024	1010	205,200
	1010	24,700		1010	24,700		1010	19,000
	Total	255,400		Total	255,400		Total	224,200

EXEMPTIONS

Year	Code	Description	Amount
2026	HS	HOMESTEAD 25000	25000.00
		Total	25,000.00

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	230,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	24,700
Total Assessed Value	255,400
Exemptions	25,000.00
Valuation Method	C
Total Taxable Value	**230,400**

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
08-142	12-30-2008	RN	RENOVATIONS	20,000				REN TO SF HOME

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
09-28-2022	AB	03	3	15	Adjust Adjustmnt For Upc
05-22-2016	KL			61	Field Review
04-21-2016	PC			60	Sales Review
04-21-2016	KL			60	Sales Review
04-21-2015	SC			01	Measured+1Visit
04-21-2015	SC			02	Measured+2Visit - Info Car
07-21-2009	PC			13	UC % CHANGE Adjust To
03-18-1993	SB			39	Appointment - No-Show
12-11-1992	SB				
05-27-1992	NP	X		00	Measured+Listed

NOTES

WHITE

REAR 14X19=LQ=COMPRESSED

BOARD WALLS & CLNG

LB FRAME=24% MSNRY

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Adj Unit P	Land Value
1	1010	SINGLE FAM M	RB	5,663	SF	4.36	1.00000	5	1.00	50	1.000		4.36	24,700
		Total Card Land Units		0.1300	SF	Parcel Total Land Area			0.1300				Total Land Value	24,700

VISION Real Estate

8/20/2026 7:2

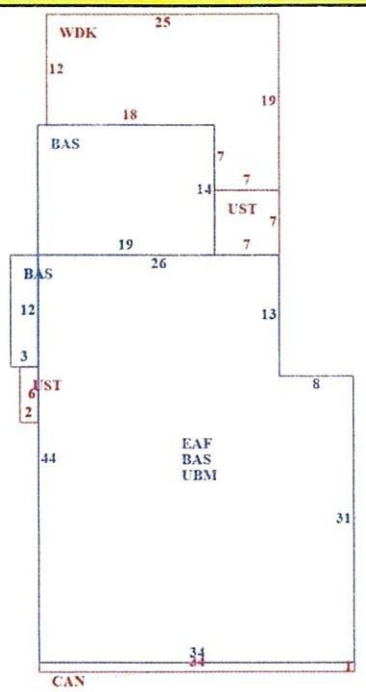
Property Location 121 WESTERN AVE
Vision ID 3278

Map ID 47/ 258/ / /
Account # 02768

Card # 1 of 1
Bldg # 1

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,694	1,694	1,694	0	
CAN	Canopy	0	34	7	0	
EAF	Attic, Expansion, Finished	557	1,392	557	0	
UBM	Basement, Unfinished	0	1,392	278	0	
UST	Utility, Storage, Unfinished	0	61	27	0	
WDK	Deck, Wood	0	349	35	0	
	Ttl Gross Liv / Lease Area	2,251	4,922	2,598		



CONSTRUCTION DETAIL

Element	Cd	Description
Style:	01	Ranch
Model	01	Residential
Grade:	03	Average
Stories:	1	
Occupancy	1	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	12	Hardwood
Interior Flr 2	05	Vinyl/Asphalt
Heat Fuel	03	Gas
Heat Type:	04	Forced Air-Duc
AC Type:	01	None
Total Bedrooms	03	3 Bedrooms
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs	1	
Total Rooms:	8	
Bath Style:	02	Average
Kitchen Style:	02	Modern

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100
		0
		0

Building Value New	329,629
Year Built	1932
Effective Year Built	1986
Depreciation Code	G
Depreciation %	30
Functional Obsol	
External Obsol	
Cost to Cure Ovr	
Condition	
Condition %	
Percent Good	70
RCNLD	**230,700**

OB - OUTBUILDING & YARD ITEMS (L) / XF - BUILDING EXTRA FEATURES (B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	% Gd	Grade Adj.	Appr. Value



121 Western Ave, Waterville, ME

Map/Lot: 047-258-000-000

1 inch = 26 Feet

0 26 52 78

September 18, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions

www.cai-tech.com



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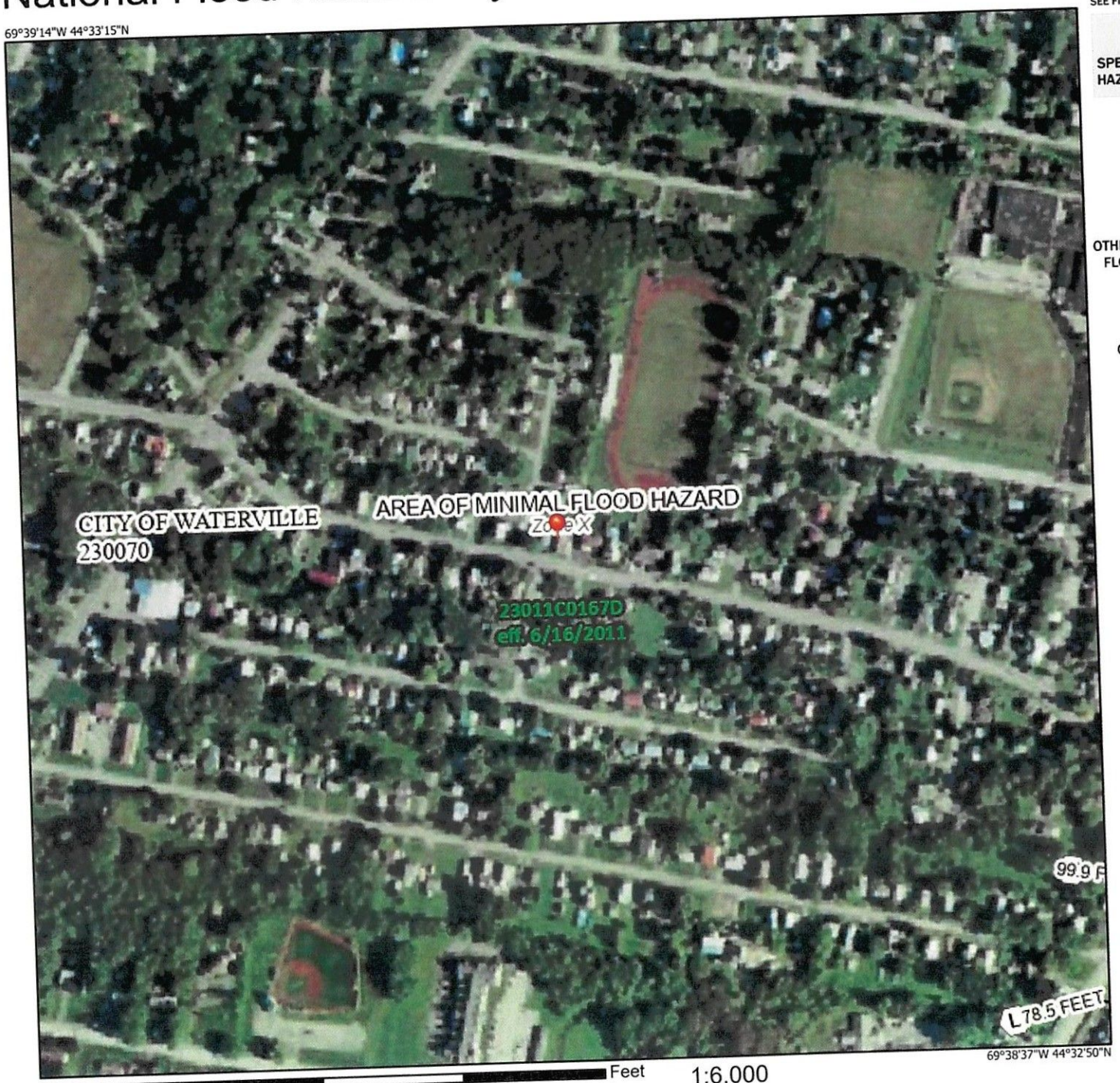
National Flood Hazard Layer FIRMette

FEMA



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/18/2026 at 3:32 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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