Authentisign ID: 622C2EFF-AAB7-F111-A6A9-000D3A4FF82A

Property Location 195 STEWART DR | Map ID U030/ / 2T13/ / | Bldg Name | State Use 1020
Vision ID 10443 | Account # 10443 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date

CURRENT OWNER

FOSHAY, MELISSA

195 STEWART DR

SCARBOROUGH ME 04074

TOPO	UTILITIES	STRT / ROAD	LOCATION
2 Rolling	2 Public Water	1	2 Suburban
	3 Public Sewer		

SUPPLEMENTAL DATA

Alt Prcl ID	10443	Parcel Use	
Map/Lot		Parcel Use	
TIF		Parcel Use	
CEA		RE	
Parcel Use		Parcel Use	
Parcel Use			
GIS ID	8405	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
Building	1020	438,600	438,600
Land	1020	120,000	120,000
	Total	558,600	558,600

3219

Scarborough, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
FOSHAY, MELISSA	41419	322	04-30-2025	U	I	0	2
FOSHAY, MELISSA	41416	283	04-30-2025	Q	I	796,242	1
CHAMBERLAIN CONSTRUCTION INC	39668	165	08-17-2022	U	V	2,130,000	11
RAYNAN PROPERTIES LLC	23952	299	05-12-2006	U	V	0	11

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1020	438,600	2024	102V	48,000	2023	102V	37,500
	1020	120,000						
	Total	558,600		Total	48,000		Total	37,500

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

TAX ROLL

Tracing

NOTES

UC RE CK 25/26

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	436,700
Appraised Xf (B) Value (Bldg)	1,900
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	120,000
Special Land Value	0
Total Appraised Parcel Value	558,600
Total Appraised Parcel Value	558,600

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
20240106	03-22-2024	NC	NEW RESIDEN	380,000	03-25-2025	85		NEW DPLX: 2-STY; 6 BD; 6 B

VISIT / CHANGE HISTORY

Date	Id	Cd	Purpost/Result
04-24-2025	SR	14	New Const
03-25-2025	SR	14	New Const
04-01-2023	AO	16	Other

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1020	CONDO MDL-0	28		1	CL	1.00	1.00000	0	1.00		1.000	PHASE V	DC3	1.0000	120,000	120,000
		Total Card Land Units			1	CL	Parcel Total Land Area			0.00						Total Land Value	120,000

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	55	Condominium
Model	05	Res Condo
Grade Unit	06	Good
Stories	2	Two Story
Occupancy		
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Floor 1	12	Hardwood
Interior Floor 2		
Heat Fuel	03	Gas
Heat Type	04	Forced Air-Duc
AC Type	03	Central
Bedroom(s)	3	
Full Bath(s)	2	
Half Bath(s)	1	
Extra Fixture(s)	1	
Total Rooms	8	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id	9836	C	14	Owne	
	DUNSTAN CROSSIN	B	1	S	1

Adjust Type	Code	Description	Factor%
Floor Adj			100
Condo Unit			100

COST / MARKET VALUATION

Building Value New	513,760
AYB	2025
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	
Economic Obsol	
Trend Factor	1
Condition	UC
Condition %	85
Percent Good	85
RCNLD	436,700





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

Code	Description	L/B	Units	Unit P	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL	FIREPLACE	B	1	2200.	2025	E	85		0.00	1,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff. Area	Unit Cost	Undeprec Value
BAS	First Floor	1,357	1,357	1,357	205.42	278,752
CDK	Deck, Composite	0	144	22	31.38	4,519
FGR	Garage, Framed	0	483	193	82.08	39,646
FOP	Porch, Open, Framed	0	104	26	51.35	5,341
FUS	Upper Story, Finished	514	514	514	205.42	105,585
UBM	Basement, Unfinished	0	1,213	243	41.15	49,917
UST	Utility, Storage, Unfinished	0	25	9	73.95	1,849
	Ttl Gross Liv / Lease Area	1,871	3,840	2,364		