

GREEN, LORNE
GREEN, MAUREEN A
PO BOX 785
WATERBORO ME 04087

B1852P563 B19194P403

Previous Owner
WILSON ROGER J
WILSON, GILDA J
PO BOX 283
WATERBORO ME 04087
Sale Date: 2/08/2023

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 50 MAIN ST SO. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	46,400	42,600	10,000	79,000		
1ST MORTGAGE 0			2013	46,400	42,600	10,000	79,000		
2ND MORTGAGE 0			2014	46,400	42,600	10,000	79,000		
Zone/Land Use 21 Village			2015	46,400	42,600	10,000	79,000		
Secondary Zone			2016	39,500	42,600	15,000	67,100		
Topography 1 Level			2017	39,500	42,600	15,000	67,100		
1.Level 4.Below St 7.Steep			2018	39,500	42,600	20,000	62,100		
2.Rolling 5.Low 8.Wet			2019	39,500	42,600	20,000	62,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	39,500	42,900	20,000	62,400		
Utilities 9 No Water/No Sewer			2021	43,400	42,900	24,500	61,800		
1.Public 4.Improve 7.Improve			2022	47,300	47,200	25,000	69,500		
2.Water 5.Improve 8.			2023	52,100	52,300	25,000	79,400		
3.Sewer 6.Improve 9.None			2024	58,400	59,200	0	117,600		
Street 1 Paved			2025	71,400	80,500	25,000	126,900		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 2/08/2023			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet			%		7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 2 Related Parties							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites			%		33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.51	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreage 0.51						44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 001-013

Account 17

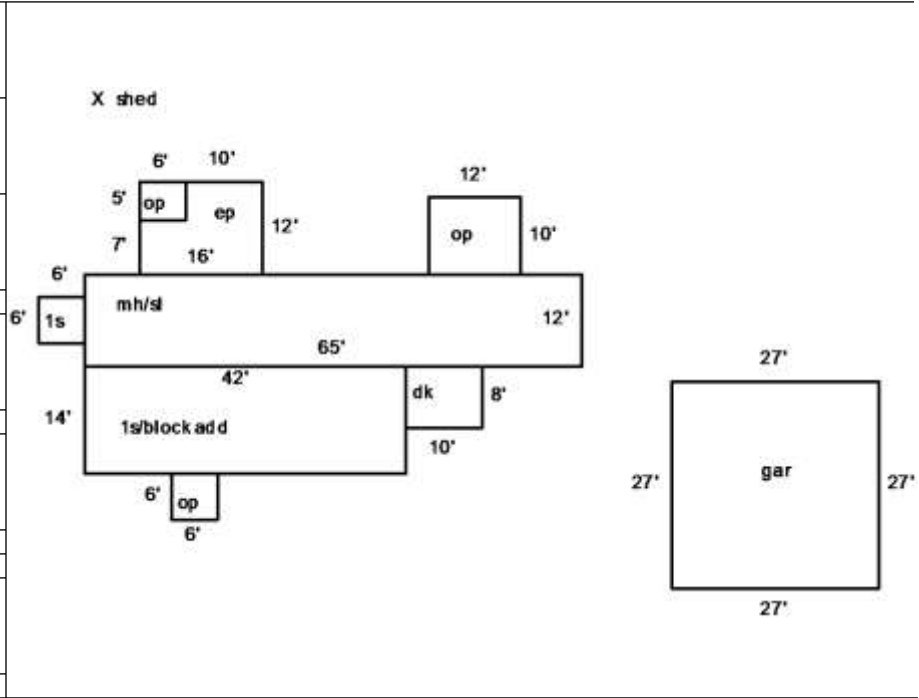
Location 1144 MAIN STREET

Card 1

Of 1

9/25/2024

Building Style 0 1.Conv 5.Garr/Col 9.Other 2.Ranch 6.Split 10.Mohome 3.R Ranch 7.Contemp/ 11.Condo 4.Cape 8.Log 12. Dwelling Units 0 Other Units 0 Stories 0 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9. Exterior Walls 0 Wood Siding 1.Wood 4.Asb/Asph 8.Alum/Vin 2.Wd Sh 5.T-111 9.Other 3.Compos. 6.Br/St 11. 7.Nov 12. Roof Surface 0 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9. SF Masonry Trim 0 OPEN-3- 0 OPEN-4- 0 Year Built 0 Year Remodeled 0 Foundation 0 1.Concrete 4.Wood 7. 2.C Block 5.Slab 8. 3.Br/Stone 6.Prs/Post 9. Basement 0 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 0 Wet Basement 0 1.Dry 4. 7. 2.Damp 5. 8. 3.Wet 6. 9.	SF Bsmt Living 0 Fin Bsmt Grade 0 0 OPEN 5 OPTIONAL 0 Heat Type 100% 0 1.HWB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.HWRAD 7.Electric 11. 4.Steam 8.F/WallM 12. Cool Type 0% 9 None 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style 0 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style 0 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms 0 # Bedrooms 0 # Full Baths 0 # Half Baths 0 # Addn Fixtures 0 # Fireplaces 0	Layout 0 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. Attic 0 1.1/4 Fin 4.Full Fin 7.1/4 Unfi 2.1/2 Fin 5.FI/Stair 8. 3.3/4 Fin 6.1/2 Unfi 9.None Insulation 0 1.Full 4.Minimal 7. 2.Heavy 5.Unk 8. 3.Capped 6. 9.None Unfinished % 0% Grade & Factor 0 0% 1.E Grade 4.B Grade 7.AAA Grad 2.D Grade 5.A Grade 8. 3.C Grade 6.AA Grade 9.Same SQFT (Footprint) 0 Condition 0 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good 0% Funct. % Good 100% Functional Code 9 None 1.Incomp 4.Small 7.Layout 2.O-Built 5.CDU 8.Other 3.Damage 6.Style 9.None Econ. % Good 100% Economic Code None 0.None 3.Services 7. 1.Location 4.Traffic 8. 2.Encroach 9.None 9. Entrance Code 0 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8. 3.Informed 6.Office 9.RS Information Code 0 1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.SNY
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Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
998 14Mobile Home	1985	12x65	3 100	4	75 %	100 %	
21 Open Frame	0	30	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	162	0 0	0	0 %	0 %	
1 One Story Frame	0	36	0 0	0	0 %	0 %	
68 Wood Deck	0	80	0 0	0	0 %	0 %	
21 Open Frame	0	36	0 0	0	0 %	0 %	
21 Open Frame	0	120	0 0	0	0 %	0 %	
23 Frame Garage	0	729	0 0	0	0 %	0 %	
24 Frame Shed	0	96	0 0	0	0 %	0 %	
103 MH CONC. SLAB	1985	780	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