

WELCH DEBORAH A
WELCH, JONATHAN A
5 PARKER RD
KENNEBUNK ME 04043

B17901P190 B17902P273

Previous Owner
CHAUVETTE, ANITA
C/O DEBORAH WELCH
5 PARKER RD
KENNEBUNK ME 04043
Sale Date: 2/26/2019

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
19.1001 - removed homestead and veterans exemptions -sb
22.0823 - changed grad3 from 3-100 to 4-100, condition from 4-average to 5-avg+ -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 50 MAIN ST SO. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	58,900	97,700	16,000	140,600		
1ST MORTGAGE 0			2013	58,900	97,700	16,000	140,600		
2ND MORTGAGE 0			2014	58,900	97,700	16,000	140,600		
Zone/Land Use 21 Village			2015	58,900	97,700	16,000	140,600		
Secondary Zone			2016	50,000	93,600	21,000	122,600		
Topography 1 Level			2017	50,000	93,600	21,000	122,600		
1.Level 4.Below St 7.Steep			2018	50,000	93,600	26,000	117,600		
2.Rolling 5.Low 8.Wet			2019	50,000	93,600	26,000	117,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	50,000	93,600	26,000	117,600		
Utilities 9 No Water/No Sewer			2021	55,000	93,600	0	148,600		
1.Public 4.Improve 7.Improve			2022	60,000	102,900	0	162,900		
2.Water 5.Improve 8.			2023	66,000	166,400	0	232,400		
3.Sewer 6.Improve 9.None			2024	74,000	186,800	0	260,800		
Street 1 Paved			2025	90,600	265,900	0	356,500		
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					Frontage	Depth	Factor	Code	
BUILDING USE 0			11.Ossipee WF			%		1.Unimproved	
Sale Data			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Date 2/26/2019			13.Waterfront			%		3.Topography	
Price 82,250			14.Rear Land			%		4.Size/Shape	
Sale Type 2 Land & Buildings			15.Misc			%		5.Access or Rear	
1.Land 4.Mobile 7.			Square Foot	Square Feet				6.Restriction	
2.L & B 5.Other 8.						%		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			Fract. Acre	Acreege/Sites				32.Pasture	
1.Valid 4.Split 7.Renovate				21	0.82	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			Acres			%		34.Frontage	
3.Distress 6.Exempt 9.						%		35.Triangular Lot	
Verified 5 Public Record			24.Excess (5-10)			%		36.Commercial	
1.Buyer 4.Agent 7.Family			25.Excess (10+)			%		37.Softwood	
2.Seller 5.Pub Rec 8.Other			26.Excess			%		38.Mixed Wood	
3.Lender 6.MLS 9.			27.Rear (1-100)			%		39.Hardwood	
			28.Rear (101-150)			%		40.Wasteland	
			29.Rear (151-200)			%		41.Gravel Pit (Ac	
			Total Acreage 0.82					42.Mobile Home Si	
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

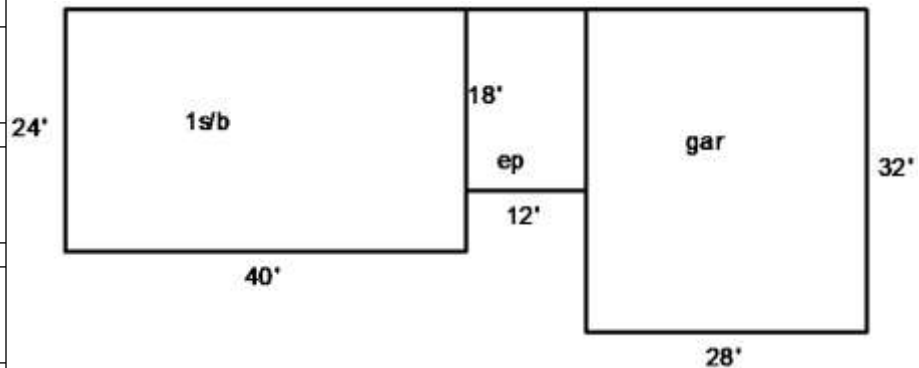
Map Lot 001-015

Account 19

Location 1130 MAIN STREET

Card 1 Of 1 9/25/2024

Building Style 2 Ranch 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 1 Other Units 0 Stories 1 One Story 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9. Exterior Walls 2 Wood Shingle 0.Wood 4.Asb/Asph 8.Alum/Vin 1.Wood 5.T-111 9.Other 2.Wd Sh 6.Br/St 11. 3.Compos. 7.Nov 12. Roof Surface 1 Asphalt Shingles 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 1962 Year Remodeled 2022 Foundation 2 Concrete Block 1.Concrete 4.Wood 7. 2.C Block 5.Slab 8. 3.Br/Stone 6.Prs/Post 9. Basement 4 Full Basement 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% 1 Hot Water BB 1.HWBB 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 2 Typical 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style 2 Typical Bath(s) 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms 5 # Bedrooms 3 # Full Baths 1 # Half Baths 0 # Addn Fixtures 0 # Fireplaces 0	Layout 1 Typical 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. Attic 9 None 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 1 Full 1.Full 4.Minimal 7. 2.Heavy 5.Unk 8. 3.Capped 6. 9.None Unfinished % 0% Grade & Factor 4 Good 100% 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) 960 Condition 5 Above Average 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								1.One Story Fram
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.Two Story Fram
22 Encl Frame Porch	0	216	3 100	4	0	% 100 %		3.Three Story Fr
27 Unfin Basement	0	216	3 100	4	0	% 100 %		4.1 & 1/2 Story
23 Frame Garage	0	896	3 100	4	0	% 100 %		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

