

1110 MAIN ST WATERBORO LLC  
64 ROOSEVELT STREET  
REVERE MA 02151

B4013P176 B17988P482 B18787P662 B19402P456

Previous Owner  
GOODWIN, JUSTIN  
64 ROOSEVELT STREET

REVERE MA 02151  
Sale Date: 3/12/2024

Previous Owner  
LC REAL ESTATE PROPERTIES LLC  
PO BOX 313

LIMERICK ME 04048  
Sale Date: 8/31/2021

Previous Owner  
ALLEN RODGER L  
ALLEN, ANNETTE M  
PO BOX 336  
E WATERBORO ME 04030  
Sale Date: 7/01/2019

Inspection Witnessed By:

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

Notes:  
20.0715 - changed phys depr from 50% to 70% -sb  
24.0409 - adjusted acreage from 12.07 to 12.7 per deed B19402/P456 - vw  
24.0514 - changed functional from 50% to 100% -sb

Waterboro

Property Data			Assessment Record						
Neighborhood <b>50 MAIN ST SO. VILL 202/4</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	161,600	131,100	0	292,700		
1ST MORTGAGE <b>0</b>			2013	161,600	131,100	0	292,700		
2ND MORTGAGE <b>0</b>			2014	161,600	131,100	0	292,700		
Zone/Land Use <b>21 Village</b>			2015	161,600	131,100	0	292,700		
Secondary Zone			2016	143,100	131,100	0	274,200		
Topography <b>2 Rolling</b>			2017	143,100	131,100	0	274,200		
1.Level 4.Below St 7.Steep			2018	143,100	131,100	0	274,200		
2.Rolling 5.Low 8.Wet			2019	143,100	131,100	0	274,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	143,100	131,100	0	274,200		
Utilities <b>9 No Water/No Sewer</b>			2021	157,400	178,300	0	335,700		
1.Public 4.Improve 7.Improve			2022	171,700	196,200	0	367,900		
2.Water 5.Improve 8.			2023	188,900	217,600	0	406,500		
3.Sewer 6.Improve 9.None			2024	211,800	244,300	0	456,100		
Street <b>1 Paved</b>			2025	203,300	525,100	0	728,400		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date <b>3/12/2024</b>			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing <b>9 Unknown</b>			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity <b>2 Related Parties</b>							%		32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreage/Sites</b>					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	36	0.50	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	10.00	100	%	0	35.Triangular Lot
Verified <b>5 Public Record</b>			23.Non Conforming	25	2.20	100	%	0	36.Commercial
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		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
			<b>Total Acreage</b>		<b>12.70</b>				44.Utility ROW
									45.Camp Lot
									46.Site Improve

# Waterboro

Map Lot 001-019

Account 26

Location 1110 MAIN STREET

Card 1 Of 1 9/25/2024

Building Style <b>0</b>	SF Bsmt Living <b>0</b>	Layout <b>0</b>
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Contemp/ 11.Condo	Heat Type <b>100% 0</b>	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>0</b>
Dwelling Units <b>0</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Other Units <b>0</b>	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories <b>0</b>	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 <b>0% 9 None</b>	Insulation <b>0</b>
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 <b>0 Wood Siding</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style <b>0</b>	Unfinished % <b>0%</b>
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor <b>0 0%</b>
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 <b>0</b>	Bath(s) Style <b>0</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>0</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>0</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>0</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3- <b>0</b>	# Bedrooms <b>0</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>0</b>	Phys. % Good <b>0%</b>
Year Built <b>0</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>0</b>	# Fireplaces <b>0</b>	1.Incomp 4.Small 7.Layout
1.Concrete 4.Wood 7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>	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 <b>100%</b>
Basement <b>0</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>0</b>		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 <b>0</b>	
	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
96 APT/GAR	1949	6330	3 100	4	70 %	100 %	
22 Encl Frame Porch	0	192	0 0	0	0 %	0 %	
61 Canopy	0	184	0 0	0	0 %	0 %	
61 Canopy	0	147	0 0	0	0 %	0 %	
111 CONC. SLAB	0	6330	0 0	0	0 %	0 %	
247 Asphalt/Paving	0	7500	0 0	0	50 %	100 %	
312 QUONSET	1960	1400	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