

MARTIN, MELODY G
MARTIN, COREY S
50 SANFORD ROAD
WATERBORO ME 04087

B7616P220 B15462P153 B15522P880 B15530P844

Previous Owner
HEBERT JEFFREY S
HEBERT, DONNA L
50 SANFORD ROAD
WATERBORO ME 04087
Sale Date: 1/14/2022

Previous Owner
NIEVES ERNESTO D
C/O CITYSIDE CORP.
HUD# 231-069111
MERRIMAC NH 03054
Sale Date: 12/09/2008

Previous Owner
NIEVES ERNESTO D
6 SEQUOIA LANE

NO WATERBORO ME 04061
Sale Date: 9/17/2007

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
Washington Mutual paid tax bill.

Waterboro

Property Data			Assessment Record						
Neighborhood 47 MAIN ST MID 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	76,000	111,100	0	187,100		
1ST MORTGAGE 0			2013	76,000	111,100	0	187,100		
2ND MORTGAGE 0			2014	76,000	111,100	0	187,100		
Zone/Land Use 45 General Purpose			2015	76,000	111,100	0	187,100		
Secondary Zone			2016	63,800	104,600	0	168,400		
Topography 1 Level			2017	63,800	104,600	0	168,400		
1.Level 4.Below St 7.Steep			2018	63,800	104,600	0	168,400		
2.Rolling 5.Low 8.Wet			2019	63,800	104,600	0	168,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	63,800	105,400	0	169,200		
Utilities 9 No Water/No Sewer			2021	70,200	105,400	0	175,600		
1.Public 4.Improve 7.Improve			2022	76,500	116,000	0	192,500		
2.Water 5.Improve 8.			2023	84,200	128,600	0	212,800		
3.Sewer 6.Improve 9.None			2024	94,400	144,500	0	238,900		
Street 1 Paved			2025	102,500	173,400	0	275,900		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date 1/14/2022			15.Misc			%		5.Access or Rear	
Price 385,000						%		6.Restriction	
Sale Type 2 Land & Buildings						%		7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		Acres	
Financing 9 Unknown			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		33.Orchard	
Validity 1 Arms Length Sale						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.00	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	1.00	100	%	0	
Verified 5 Public Record			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			Total Acreage 2.00					46.Site Improve	

Waterboro

Map Lot 004-042A

Account 395

Location 50 SANFORD ROAD

Card 1

Of 1

9/25/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	1 Hot Water BB
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	1		2.HWCI	6.GravWA	10.
Other Units	0		3.HWRAD	7.Electric	11.
Stories	4 One & 1/2 Story		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0%	9 None
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls	1 Wood Siding		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 Typical Bath(s)	
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim	0		# Rooms	5	
OPEN-3-	0		# Bedrooms	2	
OPEN-4-	0		# Full Baths	1	
Year Built	1986		# Half Baths	0	
Year Remodeled	0		# Addn Fixtures	0	
Foundation	1 Concrete		# Fireplaces	0	
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.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	1 Dry Basement				
1.Dry	4.	7.			
2.Damp	5.	8.			
3.Wet	6.	9.			
Date Inspected					

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	1986	240	0 0	0	0	0 %	0 %	1.One Story Fram
1 One Story Frame	2004	160	3 100	6	95	% 100	%	2.Two Story Fram
23 Frame Garage	1995	576	3 100	6	90	% 100	%	3.Three Story Fr
68 Wood Deck	0	336	0 0	0	0	% 0	%	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

