

CHARLAND JAMES R & MICHELE R  
454 MAIN STREET  
WATERBORO ME 04087

B13715P246 B16287P244 B16925P360

Previous Owner  
CHARLAND, JAMES R & MICHELE R  
454 MAIN STREET

WATERBORO ME 04087  
Sale Date: 11/18/2014

Previous Owner  
GALLAGHER, CHRISTOPHER & RENEE  
454 MAIN STREET

WATERBORO ME 04087  
Sale Date: 3/26/2012

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>47 MAIN ST MID 202/4</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	102,000	178,100	0	280,100		
1ST MORTGAGE <b>0</b>			2013	102,000	144,700	0	246,700		
2ND MORTGAGE <b>0</b>			2014	102,000	178,100	0	280,100		
Zone/Land Use <b>45 General Purpose</b>			2015	102,000	144,700	0	246,700		
Secondary Zone			2016	86,200	143,100	15,000	214,300		
Topography <b>1 Level</b>			2017	86,200	143,100	15,000	214,300		
1.Level 4.Below St 7.Steep			2018	86,200	143,100	20,000	209,300		
2.Rolling 5.Low 8.Wet			2019	86,200	143,100	20,000	209,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	86,200	143,800	20,000	210,000		
Utilities <b>2 Public Water</b>			2021	94,800	143,800	24,500	214,100		
1.Public 4.Improve 7.Improve			2022	103,400	158,200	25,000	236,600		
2.Water 5.Improve 8.			2023	113,800	175,400	25,000	264,200		
3.Sewer 6.Improve 9.None			2024	127,500	197,000	25,000	299,500		
Street <b>1 Paved</b>			2025	104,900	241,900	25,000	321,800		
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>11/18/2014</b>			14.Rear Land				%		3.Topography
Price <b>179,900</b>			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>1 Conventional</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>1 Arms Length Sale</b>							%		32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	1.96	100	%	0	35.Triangular Lot
Verified <b>1 Buyer</b>			23.Non Conforming				%		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>2.96</b>				44.Utility ROW
									45.Camp Lot
									46.Site Improve

## Waterboro

Map Lot 004-045A


Account 398

Location 454 MAIN STREET

Card 1

Of 1

9/25/2024

Building Style	<b>8 Log Home</b>			SF Bsmt Living	<b>624</b>			Layout	<b>1 Typical</b>			
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>3 100</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% 1 Hot Water BB</b>			3.Not func	6.	9.		
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat		Attic <b>9 None</b>				
Dwelling Units <b>1</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>1 One Story</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>1 Full</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>9 Other</b>				3.H Pump	6.	9.None		3.Capped	6.		9.None	
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style <b>2 Typical</b>				Unfinished % <b>0%</b>				
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.		Grade & Factor <b>3 Average 100%</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>1 Asphalt Shingles</b>				Bath(s) Style <b>2 Typical Bath(s)</b>				3.C Grade 6.AA Grade 9.Same				
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.		SQFT (Footprint) <b>1248</b>				
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition <b>4 Average</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>2</b>				3.Avg-	6.Good		9.Same	
OPEN-4- <b>0</b>				# Full Baths <b>2</b>				Phys. % Good <b>0%</b>				
Year Built <b>1985</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>1 Concrete</b>				# Fireplaces <b>0</b>				1.Incomp	4.Small	7.Layout		
1.Concrete	4.Wood	7.										
2.C Block	5.Slab	8.										
3.Br/Stone	6.Prs/Post	9.										
Basement <b>4 Full Basement</b>												
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 <b>0</b>												
Wet Basement <b>1 Dry Basement</b>												
1.Dry	4.	7.										
2.Damp	5.	8.										
3.Wet	6.	9.										
Date Inspected				1.Owner				4.Agent	7.			
				2.Relative				5.Estimate	8.			
				3.Tenant				6.Other	9.SNY			

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	208	0 0	0	0	% 0	%	1.One Story Fram
68 Wood Deck	0	208	0 0	0	0	% 0	%	2.Two Story Fram
23 Frame Garage	2004	936	3 100	4	95	% 100	%	3.Three Story Fr
62 Patio	0	604	0 0	0	0	% 0	%	4.1 & 1/2 Story
22 Encl Frame Porch	0	208	0 0	0	0	% 0	%	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

