

BERGERON NELLIE P  
BERGERON, GERARD H  
620 MAIN ST  
WATERBORO ME 04087

B13278P245 B17053P950 B17194P918

Previous Owner  
HAMMOND MICHAEL L  
C/O NELLIE & GERARD BERGERON  
620 MAIN ST  
WATERBORO ME 04087  
Sale Date: 7/10/2015

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:  
16.1101 - after corrective deed & talk with prev. owner, change lot size to 1.97ac and removed "restriction" classification on land line - min. lot size is 1 acre -AK

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	33,600	157,600	10,000	181,200		
1ST MORTGAGE <b>0</b>			2013	33,600	157,600	10,000	181,200		
2ND MORTGAGE <b>0</b>			2014	33,600	157,600	10,000	181,200		
Zone/Land Use <b>45 General Purpose</b>			2015	33,600	157,600	10,000	181,200		
Secondary Zone			2016	28,500	156,000	0	184,500		
Topography <b>1 Level</b>			2017	28,500	156,000	0	184,500		
1.Level 4.Below St 7.Steep			2018	78,900	156,000	0	234,900		
2.Rolling 5.Low 8.Wet			2019	78,900	156,000	20,000	214,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	78,900	157,100	20,000	216,000		
Utilities <b>2 Public Water</b>			2021	86,800	157,100	24,500	219,400		
1.Public 4.Improve 7.Improve			2022	94,700	172,800	25,000	242,500		
2.Water 5.Improve 8.			2023	104,100	191,700	25,000	270,800		
3.Sewer 6.Improve 9.None			2024	116,700	215,200	25,000	306,900		
Street <b>1 Paved</b>			2025	92,400	290,400	25,000	357,800		
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>7/10/2015</b>			14.Rear Land				%		3.Topography
Price <b>200,000</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	90	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	0.97	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 1.97</b>					44.Utility ROW
									45.Camp Lot
									46.Site Improve

# Waterboro

Map Lot 004-048D

Account 403

Location 620 MAIN STREET

Card 1 Of 1 9/25/2024

Building Style <b>2 Ranch</b> 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 <b>1</b> Other Units <b>0</b> Stories <b>1 One Story</b> 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9. Exterior Walls <b>8 Aluminum/Vinyl</b> 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 <b>1 Asphalt Shingles</b> 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9. SF Masonry Trim <b>0</b> OPEN-3- <b>0</b> OPEN-4- <b>0</b> Year Built <b>1977</b> Year Remodeled <b>0</b> Foundation <b>2 Concrete Block</b> 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.	SF Bsmt Living <b>0</b> Fin Bsmt Grade <b>0 0</b> OPEN 5 OPTIONAL <b>0</b> Heat Type <b>100% 1 Hot Water BB</b> 1.HWBB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.HWRAD 7.Electric 11. 4.Steam 8.Fl/WallM 12. Cool Type <b>0% 9 None</b> 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style <b>2 Typical</b> 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style <b>2 Typical Bath(s)</b> 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms <b>0</b> # Bedrooms <b>2</b> # Full Baths <b>1</b> # Half Baths <b>0</b> # Addn Fixtures <b>0</b> # Fireplaces <b>0</b>	Layout <b>1 Typical</b> 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. Attic <b>9 None</b> 1.1/4 Fin 4.Full Fin 7.1/4 Unfi 2.1/2 Fin 5.Fl/Stair 8. 3.3/4 Fin 6.1/2 Unfi 9.None Insulation <b>1 Full</b> 1.Full 4.Minimal 7. 2.Heavy 5.Unk 8. 3.Capped 6. 9.None Unfinished % <b>0%</b> Grade & Factor <b>3 Average 100%</b> 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) <b>1314</b> Condition <b>5 Above Average</b> 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good <b>0%</b> Funct. % Good <b>100%</b> Functional Code <b>9 None</b> 1.Incomp 4.Small 7.Layout 2.O-Built 5.CDU 8.Other 3.Damage 6.Style 9.None Econ. % Good <b>100%</b> Economic Code <b>None</b> 0.None 3.Services 7. 1.Location 4.Traffic 8. 2.Encroach 9.None 9. Entrance Code <b>0</b> 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8. 3.Informed 6.Office 9.RS Information Code <b>0</b> 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	
21 Open Frame	0	170	0 0	0	0	% 0	%	1.One Story Fram
23 Frame Garage	0	600	0 0	0	0	% 0	%	2.Two Story Fram
23 Frame Garage	0	900	0 0	0	0	% 0	%	3.Three Story Fr
68 Wood Deck	0	288	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
						%	%	26.15Fr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic

