

NEW HORIZON MANAGMT CO, LLC
134 MAIN ST
EAST WATERBORO ME 04030

B7213P4 B15475P936 B15485P447 B15815P770 B17591P438

Previous Owner
ABBOTT INVESTMENTS LLC
ATTN: TOWN LINE DELI INC
134 MAIN ST
E WATERBORO ME 04030
Sale Date: 10/27/2017

Previous Owner
ELIX PROPERTIES LLC
C/O DAVID J ABBOTT
29 HAMILTON ROAD
LYMAN ME 04002
Sale Date: 9/08/2008

Previous Owner
ABBOTT DOUGLAS F
PO BOX 188

EAST WATERBORO ME 04030
Sale Date: 5/19/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
19.0806 - added 14x21 deck -sb
20.0401 - added 58x104 store, 8x14 OP, 8x16 1 st addition, 6x26 canopy -sb
20.0407 - combined 005-047C-001 (1.20 acres) with this lot (1.42 acres) B/P 18126/870 -sb
22.0823 - added 28x38 garage -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 45 MAIN ST E. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	172,200	21,400	0	193,600		
1ST MORTGAGE 0			2013	172,200	96,900	0	269,100		
2ND MORTGAGE 0			2014	172,200	96,900	0	269,100		
Zone/Land Use 21 Village			2015	172,200	135,400	0	307,600		
Secondary Zone			2016	154,800	135,400	0	290,200		
Topography 1 Level			2017	154,800	135,400	0	290,200		
1.Level 4.Below St 7.Steep			2018	154,800	135,400	0	290,200		
2.Rolling 5.Low 8.Wet			2019	154,800	135,400	0	290,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	154,800	139,900	0	294,700		
Utilities 2 Public Water			2021	171,600	781,600	0	953,200		
1.Public 4.Improve 7.Improve			2022	187,200	859,700	0	1,046,900		
2.Water 5.Improve 8.			2023	205,900	1,004,600	0	1,210,500		
3.Sewer 6.Improve 9.None			2024	230,900	1,128,200	0	1,359,100		
Street 1 Paved			2025	354,100	1,276,500	0	1,630,600		
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 10/27/2017			13.Waterfront			%		3.Topography	
Price 380,000			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 1 Arms Length Sale			Fract. Acre	Acreege/Sites				32.Pasture	
1.Valid 4.Split 7.Renovate				36	1.00	100	%	0	
2.Related 5.Partial 8.Other			24	1.62	100	%	0		
3.Distress 6.Exempt 9.			Acres			%		33.Orchard	
Verified 5 Public Record			24.Excess (5-10)			%		34.Frontage	
1.Buyer 4.Agent 7.Family			25.Excess (10+)			%		35.Triangular Lot	
2.Seller 5.Pub Rec 8.Other			26.Excess			%		36.Commercial	
3.Lender 6.MLS 9.			27.Rear (1-100)			%		37.Softwood	
			28.Rear (101-150)			%		38.Mixed Wood	
			29.Rear (151-200)			%		39.Hardwood	
			Total Acreege		2.62			40.Wasteland	
								41.Gravel Pit (Ac	
								42.Mobile Home Si	
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improveme	

Waterboro

Map Lot 005-048-001

Account 493

Location 134 MAIN STREET & 132

Card 1

Of 1

9/23/2024

Building Style 0	SF Bsmt Living 0	Layout 0
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp/ 11.Condo	Heat Type 100% 0	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Other Units 0	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 0	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 0% 9 None	Insulation 0
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 0 Wood Siding	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 0	Unfinished % 0%
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 0 0%
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 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 0
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 0	# Fireplaces 0	1.Incomp 4.Small 7.Layout
1.Concrete 4.Wood 7.		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 100%
Basement 0		Economic Code None
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 0		Entrance Code 0
Wet Basement 0		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 0
		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
27 Unfin Basement	1989	1800	3 100	5	85 %	100 %	1.One Story Fram
308 CANOPY GD	2005	400	3 100	6	95 %	100 %	2.Two Story Fram
287 OFFICE WOOD	2012	1800	3 100	7	95 %	100 %	3.Three Story Fr
486 Gas Pump 2	2005	2	3 100	6	95 %	100 %	4.1 & 1/2 Story
68 Wood Deck	2018	294	4 100	8	0 %	100 %	5.1 & 3/4 Story
218 STORE RETAIL	2019	6032	4 100	8	0 %	100 %	6.2 & 1/2 Story
1 One Story Frame	2019	128	4 100	8	0 %	100 %	21.Open Frame Por
223 COMML OP	2019	112	4 100	8	0 %	100 %	22.Encl Frame Por
26 1SFr Overhang	2019	156	4 100	8	0 %	100 %	23.Frame Garage
47 1.50 ST GAR	2021	1064	4 100	8	0 %	100 %	24.Frame Shed
							25.Frame Bay Wind
							26.1SFr Overhang
							27.Unfin Basement
							28.Unfinished Att
							29.Finished Attic