

SACO REALTY ASSOCIATES LLC  
 PO BOX 772  
 WATERBORO ME 04087

B18420P101

Property Data			Assessment Record				
Neighborhood	45 MAIN ST E. VILL 202/4		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2022	42,800	0	0	42,800
1ST MORTGAGE			2023	47,100	0	0	47,100
2ND MORTGAGE			2024	52,800	0	0	52,800
Zone/Land Use	21 Village		2025	64,900	0	0	64,900
Secondary Zone							
Topography	1 Level						
1.Level	4.Below St	7.Steep					
2.Rolling	5.Low	8.Wet					
3.Above St	6.Swampy	9.Lev/Roll					
Utilities	9 No Water/No Sewer						
1.Public	4.Improve	7.Improve					
2.Water	5.Improve	8.					
3.Sewer	6.Improve	9.None					
Street	1 Paved						
1.Paved	4.Proposed	7.ROW					
2.Semi Imp	5.Pvt	8.None					
3.Gravel	6.Aband	9.TG PLAN					
LAND USE	0						
BUILDING USE	0						
Sale Data							
Sale Date	10/19/2020						
Price	20,000						
Sale Type	1 Land Only						
1.Land	4.Mobile	7.					
2.L & B	5.Other	8.					
3.Building	6.	9.					
Financing	9 Unknown						
1.Convent	4.Seller	7.					
2.FHA/VA	5.Private	8.					
3.Assumed	6.Cash	9.Unknown					
Validity	1 Arms Length Sale						
1.Valid	4.Split	7.Renovate					
2.Related	5.Partial	8.Other					
3.Distress	6.Exempt	9.					
Verified	5 Public Record						
1.Buyer	4.Agent	7.Family					
2.Seller	5.Pub Rec	8.Other					
3.Lender	6.MLS	9.					
Land Data							
Front Foot	Type	Effective		Influence		Influence Codes	
		Frontage	Depth	Factor	Code		
11.Ossipee WF				%		1.Unimproved	
12.Arrowhead WF				%		2.Excess Ftg /De	
13.Waterfront				%		3.Topography	
14.Rear Land				%		4.Size/Shape	
15.Misc				%		5.Access or Rear	
				%		6.Restriction	
				%		7.Open Space	
				%		8.View/Environ	
Square Foot	Square Feet					9.Fract Share	
16.Regular Lot				%		Acres	
17.Secondary Lot				%		30.Rear (201+)	
18.Excess Land				%		31.Tillable/Horti	
19.Condominium				%		32.Pasture	
20.Pavement				%		33.Orchard	
				%		34.Frontage	
				%		35.Triangular Lot	
Fract. Acre	Acreage/Sites					36.Commercial	
21.Homesite (Frac	22	0.86	100	%	0	37.Softwood	
22.Vacant Lot (Fr				%		38.Mixed Wood	
23.Non Conforming				%		39.Hardwood	
Acres				%		40.Wasteland	
24.Excess ( 5-10)				%		41.Gravel Pit (Ac	
25.Excess (10+)				%		42.Mobile Home Si	
26.Excess				%		43.Condo Site	
27.Rear (1-100)				%		44.Utility ROW	
28.Rear (101-150)				%		45.Camp Lot	
29.Rear (151-200)				%		46.Site Improve	
			<b>Total Acreage</b>	0.86			

Inspection Witnessed By:

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

Notes:  
 21.0310 - split from 005-049-001 -sb

**Waterboro**

Map Lot 005-049-001-001


Account 5282

Location MAIN STREET

Card 1

Of 1

9/23/2024

Building Style			SF Bsmt Living			Layout		
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade			1.Typical	4.	7.
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL			2.Inadeq	5.	8.
3.R Ranch	7.Contemp/	11.Condo	Heat Type			3.Not func	6.	9.
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.1/4 Unfi
Other Units			3.HWRAD	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.
Stories			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			Insulation		
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			3.H Pump	6.	9.None	3.Capped	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style			Unfinished %		
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor		
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			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			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								
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								
Wet Basement								
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	
<b>Additions, Outbuildings &amp; Improvements</b>								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	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