

262 MAIN STREET LLC
 PO BOX 294
 NORTH WATERBORO ME 04061

B3025P40 B19117P570 B19126P347

Previous Owner
 KNOX, DENISE
 WOODSOME, DANA & DWAYNE
 PO BOX 279
 NO WATERBORO ME 04061
 Sale Date: 9/21/2022

Previous Owner
 WOODSOME ANDREW C JR
 WOODSOME, GAIL S
 PO BOX 294
 NORTH WATERBORO ME 04061
 Sale Date: 9/12/2022

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record							
Neighborhood 47 MAIN ST MID 202/4			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	153,200	120,800	0	274,000			
1ST MORTGAGE 0			2013	153,200	120,800	0	274,000			
2ND MORTGAGE 0			2014	153,200	120,800	0	274,000			
Zone/Land Use 21 Village			2015	153,200	120,800	0	274,000			
Secondary Zone			2016	137,300	120,800	0	258,100			
Topography 2 Rolling			2017	137,300	120,800	0	258,100			
1.Level 4.Below St 7.Steep			2018	137,300	120,800	0	258,100			
2.Rolling 5.Low 8.Wet			2019	137,300	120,800	0	258,100			
3.Above St 6.Swampy 9.Lev/Roll			2020	137,300	120,800	0	258,100			
Utilities 2 Public Water			2021	151,000	120,800	0	271,800			
1.Public 4.Improve 7.Improve			2022	164,700	132,900	0	297,600			
2.Water 5.Improve 8.			2023	181,200	147,400	0	328,600			
3.Sewer 6.Improve 9.None			2024	203,100	165,500	0	368,600			
Street 1 Paved			2025	180,400	233,700	0	414,100			
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			11.Ossipee WF		Frontage	Depth	Factor	Code		
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved	
Sale Data			13.Waterfront				%		2.Excess Ftg /De	
Sale Date 9/21/2022			14.Rear Land				%		3.Topography	
Price			15.Misc				%		4.Size/Shape	
Sale Type 2 Land & Buildings							%		5.Access or Rear	
1.Land 4.Mobile 7.							%		6.Restriction	
2.L & B 5.Other 8.			Square Foot		Square Feet				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 2 Related Parties							%		32.Pasture	
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreege/Sites				33.Orchard	
2.Related 5.Partial 8.Other			21.Homesite (Frac	36	0.50	100	%	0	34.Frontage	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	2.15	100	%	0	35.Triangular Lot	
Verified 5 Public Record			23.Non Conforming				%		36.Commercial	
1.Buyer 4.Agent 7.Family			Acres				%		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	
			Total Acreage 2.65							44.Utility ROW
										45.Camp Lot
										46.Site Improve

Waterboro

Map Lot 005-052A

Account 523

Location 262 MAIN STREET

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	
220 STORE FRAME	1983	1456	2 100	5	80 %	100 %		1.One Story Fram
173 STORAGE/1S	0	1001	0 0	0	50 %	0 %		2.Two Story Fram
173 STORAGE/1S	0	1344	2 100	4	80 %	100 %		3.Three Story Fr
377 LOADING RACK	0	279	0 0	0	80 %	0 %		4.1 & 1/2 Story
275 GREENHOUSE	0	1292	0 0	0	50 %	100 %		5.1 & 3/4 Story
309 CANOPY AV	0	330	0 0	0	80 %	0 %		6.2 & 1/2 Story
107 METAL SHED	0	720	0 0	0	80 %	0 %		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