

BRUCKHART, RANDY L
BRUCKHART, EUNICE L JT
1045 MAIN ST
WATERBORO ME 04087

B16743P508

Previous Owner
BALMER JEFFREY A.
1045 MAIN ST

WATERBORO ME 04087
Sale Date: 12/04/2013

Previous Owner
BALMER JEFFREY A.
1045 MAIN ST

WATERBORO ME 04087
Sale Date: 11/25/2013

Previous Owner
CHICK ENTERPRISES INC*
PO BOX 119

WATERBORO ME 04087
Sale Date: 8/27/2010

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
New owners FY2012 Jeffrey A. Balmer & Randy L. Bruckhart
08/27/2010 \$240,000.
Comm. buildings and 3.69 acre parcel. Land remaining to
Chick at rear of Chick house.
adjusted land & bldgs due to depr factors
multiple sheds combined to one sqft. - ak 11/3/15

Waterboro

Property Data			Assessment Record						
Neighborhood 50 MAIN ST SO. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	155,800	116,500	0	272,300		
1ST MORTGAGE 0			2013	155,800	116,500	0	272,300		
2ND MORTGAGE 0			2014	155,800	116,500	0	272,300		
Zone/Land Use 21 Village			2015	155,800	116,500	0	272,300		
Secondary Zone			2016	141,500	118,000	0	259,500		
Topography 2 Rolling			2017	141,500	118,000	0	259,500		
1.Level 4.Below St 7.Steep			2018	141,500	118,000	0	259,500		
2.Rolling 5.Low 8.Wet			2019	141,500	118,000	0	259,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	141,500	118,000	0	259,500		
Utilities 2 Public Water			2021	155,600	118,000	0	273,600		
1.Public 4.Improve 7.Improve			2022	169,800	129,800	0	299,600		
2.Water 5.Improve 8.			2023	186,800	144,000	0	330,800		
3.Sewer 6.Improve 9.None			2024	209,400	162,700	0	372,100		
Street 1 Paved			2025	203,000	238,500	0	441,500		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
Sale Date 11/25/2013			14.Rear Land			%		4.Size/Shape	
Price 240,000			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.						%		8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing 1 Conventional			17.Secondary Lot			%		Acres	
1.Convent 4.Seller 7.			18.Excess Land			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		32.Pasture	
Validity 2 Related Parties						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				34.Frontage	
2.Related 5.Partial 8.Other			21.Homesite (Frac	36	0.50	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	3.19	100	%	0	
Verified 5 Public Record			23.Non Conforming	46	1.00	100	%	0	
1.Buyer 4.Agent 7.Family			Acres			%			
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%			
3.Lender 6.MLS 9.			25.Excess (10+)			%			
			26.Excess			%			
			27.Rear (1-100)			%			
			28.Rear (101-150)			%			
			29.Rear (151-200)			%			
			Total Acreage		3.69				

46.Site Improve

Waterboro

Map Lot 018-005A

Account 1693

Location 1045 MAIN STREET & 1049

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	1976	2400	2 100	5	50 %	70 %	
111 CONC. SLAB	0	2400	0 0	0	50 %	100 %	
220 STORE FRAME	1979	2384	0 0	0	0 %	70 %	
111 CONC. SLAB	0	2384	0 0	0	0 %	100 %	
220 STORE FRAME	1985	1040	0 0	0	50 %	70 %	
111 CONC. SLAB	0	1040	0 0	0	0 %	100 %	
220 STORE FRAME	0	1040	0 0	0	50 %	70 %	
111 CONC. SLAB	0	1040	0 0	0	0 %	100 %	
24 Frame Shed	2015	384	0 0	0	0 %	0 %	

- 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

