

PARANDELIS, MARK  
PARANDELIS, MELISSA  
1078 MAIN STREET  
WATERBORO ME 04087

B5948P1 B15252P247 B17326P966 B18156P597

Previous Owner  
SAULNIER ROBERT  
1078 MAIN STREET

WATERBORO ME 04087  
Sale Date: 1/24/2020

Previous Owner  
HORVATH CORENNA & DICK CHRISTOPHER  
ATTN: ROBERT SAULNIER  
1078 MAIN STREET  
WATERBORO ME 04087  
Sale Date: 9/23/2016

Previous Owner  
MEGGISON RICHARD W & CHARLOTTE  
158 O'ROAK ROAD

CORINTH ME 04427  
Sale Date: 9/07/2007

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record				
Neighborhood	50 MAIN ST SO. VILL 202/4		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2012	61,700	76,200	10,000	127,900
1ST MORTGAGE	0		2013	61,700	76,200	10,000	127,900
2ND MORTGAGE	0		2014	61,700	76,200	10,000	127,900
Zone/Land Use	21 Village		2015	61,700	76,200	10,000	127,900
Secondary Zone			2016	52,400	71,100	15,000	108,500
			2017	52,400	71,100	15,000	108,500
Topography	1 Level		2018	52,400	71,100	0	123,500
			2019	52,400	71,100	0	123,500
1.Level	4.Below St	7.Steep	2020	52,400	71,100	0	123,500
2.Rolling	5.Low	8.Wet	2021	57,700	71,100	0	128,800
3.Above St	6.Swampy	9.Lev/Roll	2022	62,900	78,200	25,000	116,100
Utilities	2 Public Water		2023	69,200	86,700	25,000	130,900
1.Public	4.Improve	7.Improve	2024	77,600	97,400	25,000	150,000
2.Water	5.Improve	8.	2025	94,900	132,100	25,000	202,000
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	1/24/2020						
Price	200,000						
Sale Type	2 Land & Buildings						
1.Land	4.Mobile	7.					
2.L & B	5.Other	8.					
3.Building	6.	9.					
Financing	1 Conventional						
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
						%	36.Commercial
						%	37.Softwood
						%	38.Mixed Wood
						%	39.Hardwood
						%	40.Wasteland
						%	41.Gravel Pit (Ac
						%	42.Mobile Home Si
						%	43.Condo Site
						%	44.Utility ROW
						%	45.Camp Lot
						%	46.Site Improve
			<b>Total Acreage</b>		0.90		

**Waterboro**

Map Lot 018-010


Account 1690

Location 1078 MAIN STREET

Card 1

Of 1

9/23/2024

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Contemp/ 11.Condo	Heat Type <b>100% 1 Hot Water BB</b>	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Other Units <b>1</b>	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories <b>1 One Story</b>	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 <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>1 Wood Siding</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>864</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3- <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1968</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>0</b>
	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	
23 Frame Garage	0	336	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

