

BREEN, ROBERT S
987 MAIN STREET
WATERBORO ME 04087

B5380P119 B15535P785 B19050P609

Previous Owner
ROSS GLORIA F
C/O PATRICIA BROWN
337 BELGRADE RD
OAKLAND ME 04963
Sale Date: 6/16/2022

Previous Owner
ROSS GLORIA F & PHILIP L FIELDS
PO BOX 147

WATERBORO ME 04087
Sale Date: 12/22/2008

Inspection Witnessed By:

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

Notes:
23.0125 - added 8x4 deck - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 50 MAIN ST SO. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	57,100	118,400	10,000	165,500		
1ST MORTGAGE 0			2013	57,100	118,400	10,000	165,500		
2ND MORTGAGE 0			2014	57,100	118,400	10,000	165,500		
Zone/Land Use 21 Village			2015	57,100	118,400	10,000	165,500		
Secondary Zone			2016	48,400	118,400	15,000	151,800		
Topography 1 Level			2017	48,400	118,400	15,000	151,800		
1.Level 4.Below St 7.Steep			2018	48,400	118,400	20,000	146,800		
2.Rolling 5.Low 8.Wet			2019	48,400	118,400	20,000	146,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	48,400	118,400	20,000	146,800		
Utilities 2 Public Water			2021	53,200	118,400	24,500	147,100		
1.Public 4.Improve 7.Improve			2022	58,100	130,300	25,000	163,400		
2.Water 5.Improve 8.			2023	63,900	144,500	25,000	183,400		
3.Sewer 6.Improve 9.None			2024	71,600	162,800	0	234,400		
Street 1 Paved			2025	87,100	228,600	0	315,700		
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 6/16/2022			14.Rear Land				%		3.Topography
Price 230,000			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 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.75	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	0.52	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 1.27						44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 019-008

Account 1699

Location 987 MAIN STREET

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod			SF Bsmt Living	1			Layout	1 Typical			
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% 1 Hot Water BB			3.Not func	6.	9.		
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat		Attic 4 Full Finished				
Dwelling Units 2				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 1 One Story				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 1 Full				
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 2 Wood Shingle				3.H Pump	6.	9.None		3.Capped	6.			
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style 2 Typical				Unfinished % 0%				
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.		Grade & Factor 3 Average 100%				
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 1 Asphalt Shingles				Bath(s) Style 2 Typical Bath(s)				3.C Grade 6.AA Grade 9.Same				
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.		SQFT (Footprint) 416				
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition 4 Average				
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G		
SF Masonry Trim 0				# Rooms 7				2.Fair	5.Avg+		8.Exc	
OPEN-3- 0				# Bedrooms 4				3.Avg-	6.Good		9.Same	
OPEN-4- 0				# Full Baths 2				Phys. % Good 0%				
Year Built 1876				# Half Baths 0				Funct. % Good 100%				
Year Remodeled 1988				# Addn Fixtures 0				Functional Code 9 None				
Foundation 0				# Fireplaces 0				1.Incomp	4.Small	7.Layout		
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>				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 2 1/2 Basement								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 4								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	
1 One Story Frame	0	338	0 0	0	0	0	%	1.One Story Fram
22 Encl Frame Porch	0	160	0 0	0	0	0	%	2.Two Story Fram
50 2 S Fr Gar w/fin	1988	768	0 0	0	0	0	%	3.Three Story Fr
22 Encl Frame Porch	0	72	0 0	0	0	0	%	4.1 & 1/2 Story
40 OPEN SCR	0	36	0 0	0	0	0	%	5.1 & 3/4 Story
27 Unfin Basement	0	338	0 0	0	0	0	%	6.2 & 1/2 Story
68 Wood Deck	2022	32	3 100	4	0	100	%	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

