

PARSONS, JARED M  
 PARSONS, ALISON FILLMORE  
 965 MAIN STREET  
 WATERBORO ME 04087

B18161P206 B18327P809 B19310P159

Previous Owner  
 RAMSEY, SARAH  
 RAMSEY, TRAVIS  
 293 GUINEA ROAD  
 BIDDEFORD ME 04005  
 Sale Date: 9/11/2023

Previous Owner  
 MACCALLAHAN LLC  
 867 GOODWINS MILLS ROAD

DAYTON ME 04005  
 Sale Date: 8/03/2020

Previous Owner  
 GRAY MARION E  
 C/O CYPRESS SERVICES LLC  
 525 GRAND REGENCY BLVD  
 BRANDON FL 33510  
 Sale Date: 1/31/2020

Inspection Witnessed By:

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

Notes:  
 21.0519 - interior renovations, exterior deck repair, no change in value -sb

Waterboro

Property Data			Assessment Record				
Neighborhood	50 MAIN ST SO. VILL 202/4		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2012	35,600	82,900	16,000	102,500
1ST MORTGAGE	0		2013	35,600	82,900	16,000	102,500
2ND MORTGAGE	0		2014	35,600	82,900	16,000	102,500
Zone/Land Use	21 Village		2015	35,600	82,900	16,000	102,500
Secondary Zone			2016	30,300	82,900	21,000	92,200
Topography	1 Level		2017	30,300	82,900	21,000	92,200
1.Level	4.Below St	7.Steep	2018	30,300	82,900	26,000	87,200
2.Rolling	5.Low	8.Wet	2019	30,300	82,900	26,000	87,200
3.Above St	6.Swampy	9.Lev/Roll	2020	30,300	83,000	26,000	87,300
Utilities	2 Public Water		2021	33,300	83,000	0	116,300
1.Public	4.Improve	7.Improve	2022	36,300	91,300	0	127,600
2.Water	5.Improve	8.	2023	39,900	101,300	0	141,200
3.Sewer	6.Improve	9.None	2024	44,800	114,800	0	159,600
Street	1 Paved		2025	54,800	153,700	0	208,500
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
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	9/11/2023		14.Rear Land			%	3.Topography
Price	283,000		15.Misc			%	4.Size/Shape
Sale Type	2 Land & Buildings		Square Foot		Square Feet		5.Access or Rear
1.Land	4.Mobile	7.	16.Regular Lot			%	6.Restriction
2.L & B	5.Other	8.	17.Secondary Lot			%	7.Open Space
3.Building	6.	9.	18.Excess Land			%	8.View/Environ
Financing	9 Unknown		19.Condominium			%	9.Fract Share
1.Convent	4.Seller	7.	20.Pavement			%	Acres
2.FHA/VA	5.Private	8.	Fract. Acre		Acreage/Sites		30.Rear (201+)
3.Assumed	6.Cash	9.Unknown	21.Homesite (Frac	21	0.30	100 %	0
Validity	1 Arms Length Sale		22.Vacant Lot (Fr			%	31.Tillable/Horti
1.Valid	4.Split	7.Renovate	23.Non Conforming			%	32.Pasture
2.Related	5.Partial	8.Other	Acres			%	33.Orchard
3.Distress	6.Exempt	9.	24.Excess ( 5-10)			%	34.Frontage
Verified	5 Public Record		25.Excess (10+)			%	35.Triangular Lot
1.Buyer	4.Agent	7.Family	26.Excess			%	36.Commercial
2.Seller	5.Pub Rec	8.Other	27.Rear (1-100)			%	37.Softwood
3.Lender	6.MLS	9.	28.Rear (101-150)			%	38.Mixed Wood
			29.Rear (151-200)			%	39.Hardwood
			Total Acreage		0.30	40.Wasteland	
						41.Gravel Pit (Ac	
						42.Mobile Home Si	
						43.Condo Site	
						44.Utility ROW	
						45.Camp Lot	
						46.Site Improve	

# Waterboro

Map Lot 019-013

Account 1704

Location 965 MAIN STREET

Card 1

Of 1

9/23/2024

Building Style <b>2 Ranch</b> 1.Conv 5.Garr/Col 9.Other 2.Ranch 6.Split 10.Mohome 3.R Ranch 7.Contemp/ 11.Condo 4.Cape 8.Log 12. Dwelling Units <b>1</b> Other Units <b>2</b> Stories <b>1 One Story</b> 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9. Exterior Walls <b>2 Wood Shingle</b> 0.Wood 4.Asb/Asph 8.Alum/Vin 1.Wood 5.T-111 9.Other 2.Wd Sh 6.Br/St 11. 3.Compos. 7.Nov 12. Roof Surface <b>0</b> 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9. SF Masonry Trim <b>0</b> OPEN-3- <b>0</b> OPEN-4- <b>0</b> Year Built <b>1948</b> Year Remodeled <b>0</b> Foundation <b>2 Concrete Block</b> 1.Concrete 4.Wood 7. 2.C Block 5.Slab 8. 3.Br/Stone 6.Prs/Post 9. Basement <b>4 Full Basement</b> 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 <b>0</b> Wet Basement <b>1 Dry Basement</b> 1.Dry 4. 7. 2.Damp 5. 8. 3.Wet 6. 9.	SF Bsmt Living <b>192</b> Fin Bsmt Grade <b>3 100</b> OPEN 5 OPTIONAL <b>0</b> Heat Type <b>100% 1 Hot Water BB</b> 1.HWBB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.HWRAD 7.Electric 11. 4.Steam 8.Fl/WallM 12. Cool Type <b>0% 9 None</b> 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style <b>2 Typical</b> 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style <b>2 Typical Bath(s)</b> 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms <b>6</b> # Bedrooms <b>3</b> # Full Baths <b>1</b> # Half Baths <b>0</b> # Addn Fixtures <b>0</b> # Fireplaces <b>0</b>	Layout <b>1 Typical</b> 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. Attic <b>4 Full Finished</b> 1.1/4 Fin 4.Full Fin 7.1/4 Unfi 2.1/2 Fin 5.Fl/Stair 8. 3.3/4 Fin 6.1/2 Unfi 9.None Insulation <b>1 Full</b> 1.Full 4.Minimal 7. 2.Heavy 5.Unk 8. 3.Capped 6. 9.None Unfinished % <b>0%</b> Grade & Factor <b>3 Average 100%</b> 1.E Grade 4.B Grade 7.AAA Grad 2.D Grade 5.A Grade 8. 3.C Grade 6.AA Grade 9.Same SQFT (Footprint) <b>768</b> Condition <b>4 Average</b> 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good <b>0%</b> Funct. % Good <b>100%</b> Functional Code <b>9 None</b> 1.Incomp 4.Small 7.Layout 2.O-Built 5.CDU 8.Other 3.Damage 6.Style 9.None Econ. % Good <b>100%</b> Economic Code <b>None</b> 0.None 3.Services 7. 1.Location 4.Traffic 8. 2.Encroach 9.None 9. Entrance Code <b>0</b> 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8. 3.Informed 6.Office 9.RS Information Code <b>0</b> 1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.SNY
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Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	0	80	0 0	0	0	0	%
68 Wood Deck	0	50	0 0	0	0	0	%
24 Frame Shed	0	144	0 0	0	0	0	%
24 Frame Shed	0	90	0 0	0	0	0	%
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

