

THORNE TREVOR S
3751 PEREGRINE WAY
LAKELAND FL 33811-1866

B9799P118 B16347P50 B16347P60 B17241P911

Previous Owner
BELL, IAN & SAMANTHA
ATTN: TREVOR S THORNE
947 MAIN ST
WATERBORO ME 04087
Sale Date: 5/26/2016

Previous Owner
ALLAIRE CHRISTOPHER M & CHRISTINE L
C/O IAN & SAMANTHA BELL

WATERBORO ME 04087
Sale Date: 6/19/2012

Previous Owner
BROOKS GARDNER C & SANDRA V
PO BOX 14

WATERBORO ME 04087
Sale Date: 5/13/2004

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	38,500	120,700	0	159,200		
1ST MORTGAGE 0			2013	38,500	110,000	0	148,500		
2ND MORTGAGE 0			2014	38,500	120,700	0	159,200		
Zone/Land Use 21 Village			2015	38,500	72,200	0	110,700		
Secondary Zone			2016	32,700	72,200	104,900	0		
Topography 1 Level			2017	32,700	72,200	0	104,900		
1.Level 4.Below St 7.Steep			2018	32,700	72,200	0	104,900		
2.Rolling 5.Low 8.Wet			2019	32,700	72,200	0	104,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	32,700	72,200	0	104,900		
Utilities 2 Public Water			2021	36,000	72,200	0	108,200		
1.Public 4.Improve 7.Improve			2022	39,200	79,400	0	118,600		
2.Water 5.Improve 8.			2023	43,100	88,000	0	131,100		
3.Sewer 6.Improve 9.None			2024	48,400	98,900	0	147,300		
Street 1 Paved			2025	59,200	127,600	0	186,800		
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 5/26/2016			14.Rear Land				%		3.Topography
Price 122,000			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 1 Conventional			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	0.35	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		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 0.35						44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 019-018

Account 1709

Location 947 MAIN STREET

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL	0	2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100% 1 Hot Water BB	3.Not func
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	1		2.HWCI	6.GravWA	10.
Other Units	1		3.HWRAD	7.Electric	11.
Stories	1 One Story		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0% 9 None	Insulation
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls	8 Alumunum/Vinyl		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	Unfinished %
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 Typical Bath(s)	Grade & Factor
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim	0		# Rooms	5	SQFT (Footprint)
OPEN-3-	0		# Bedrooms	2	720
OPEN-4-	0		# Full Baths	1	Condition
Year Built	1948		# Half Baths	0	4 Average
Year Remodeled	0		# Addn Fixtures	0	1.Poor
Foundation	2 Concrete Block		# Fireplaces	1	4.Avg
1.Concrete	4.Wood	7.			7.V G
2.C Block	5.Slab	8.			2.Fair
3.Br/Stone	6.Prs/Post	9.			5.Avg+
Basement	4 Full Basement				6.Good
1.1/4 Bmt	4.Full Bmt	7.			9.Same
2.1/2 Bmt	5.None	8.			Phys. % Good
3.3/4 Bmt	6.	9.None			0%
Bsmt Gar # Cars	0				Funct. % Good
Wet Basement	1 Dry Basement				100%
1.Dry	4.	7.			Functional Code
2.Damp	5.	8.			9 None
3.Wet	6.	9.			1.Incomp



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	180	0 0	0	0	% 0	%	1.One Story Fram
40 OPEN SCR	0	25	0 0	0	0	% 0	%	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

