

CAMPBELL, JENNIFER P
935 MAIN STREET
WATERBORO ME 04087

B7966P231 B18311P166 B18783P416

Previous Owner
PETTINGILL, JAMES M
PETTINGILL, JESSICA J
935 MAIN STREET
WATERBORO ME 04087
Sale Date: 8/27/2021

Previous Owner
RING JAMES M
RING, CHERYL A
C/O JAMES M PETTINGILL
WATERBORO ME 04087
Sale Date: 7/20/2020

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
6/9/2020 No longer used as a flower shop, commercial use abandoned, changed from commercial use to residential, adjusted account accordingly.
22.0823 - remodeled, changed grade from 3-90 to 3-100, functional from 85% to 100% -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 50 MAIN ST SO. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	93,600	97,600	0	191,200		
1ST MORTGAGE 0			2013	93,600	97,600	0	191,200		
2ND MORTGAGE 0			2014	93,600	97,600	0	191,200		
Zone/Land Use 21 Village			2015	93,600	97,600	0	191,200		
Secondary Zone			2016	84,200	97,600	0	181,800		
Topography 1 Level			2017	84,200	97,600	0	181,800		
1.Level 4.Below St 7.Steep			2018	84,200	97,600	0	181,800		
2.Rolling 5.Low 8.Wet			2019	84,200	97,600	0	181,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	84,200	97,900	0	182,100		
Utilities 2 Public Water			2021	43,800	97,900	0	141,700		
1.Public 4.Improve 7.Improve			2022	47,800	107,700	0	155,500		
2.Water 5.Improve 8.			2023	52,600	156,000	0	208,600		
3.Sewer 6.Improve 9.None			2024	59,000	175,700	0	234,700		
Street 1 Paved			2025	72,100	236,100	0	308,200		
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 8/27/2021			14.Rear Land				%		3.Topography
Price 340,000			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	0.52	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 0.52						44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 019-021

Account 1712

Location 935 MAIN STREET

Card 1 Of 1 9/23/2024

Building Style	1 Conventional			SF Bsmt Living	0			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	9 None		
Dwelling Units 1				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.F/Stair		8.
Stories 2 Two Story				4.Steam	8.F/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 1 Wood Siding				3.H Pump	6.		9.None	3.Capped	6.		9.None
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) 884			
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	5			2.Fair	5.Avg+		8.Exc
OPEN-3- 0				# Bedrooms	3			3.Avg-	6.Good		9.Same
OPEN-4- 0				# Full Baths	1			Phys. % Good	0%		
Year Built 1913				# Half Baths	1			Funct. % Good	100%		
Year Remodeled 0				# Addn Fixtures	0			Functional Code	9 None		
Foundation 1 Concrete				# 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.C Block	5.Slab	8.									
3.Br/Stone	6.Prs/Post	9.									
Basement 4 Full Basement											
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 0											
Wet Basement 0											
1.Dry	4.	7.									
2.Damp	5.	8.									
3.Wet	6.	9.									



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	324	0 0	0	0	% 0	%	1.One Story Fram
27 Unfin Basement	0	324	0 0	0	0	% 0	%	2.Two Story Fram
22 Encl Frame Porch	0	256	0 0	0	0	% 0	%	3.Three Story Fr
68 Wood Deck	0	168	0 0	0	0	% 0	%	4.1 & 1/2 Story
24 Frame Shed	0	336	0 0	0	50	% 50	%	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