

DAVIS GARY J
DAVIS, DIANE K (JT)
PO BOX 364
WATERBORO ME 04087

B11003P249 B16912P745

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 50 MAIN ST SO. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	49,900	107,500	16,000	141,400		
1ST MORTGAGE 0			2013	49,900	107,500	16,000	141,400		
2ND MORTGAGE 0			2014	49,900	107,500	16,000	141,400		
Zone/Land Use 21 Village			2015	49,900	107,500	16,000	141,400		
Secondary Zone			2016	42,400	107,500	21,000	128,900		
Topography 1 Level			2017	42,400	107,500	21,000	128,900		
1.Level 4.Below St 7.Steep			2018	42,400	107,500	26,000	123,900		
2.Rolling 5.Low 8.Wet			2019	42,400	107,500	26,000	123,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	42,400	112,000	26,000	128,400		
Utilities 2 Public Water			2021	46,700	112,000	30,380	128,320		
1.Public 4.Improve 7.Improve			2022	50,900	122,800	31,000	142,700		
2.Water 5.Improve 8.			2023	56,000	135,700	31,000	160,700		
3.Sewer 6.Improve 9.None			2024	62,800	152,300	31,000	184,100		
Street 1 Paved			2025	76,800	210,000	31,000	255,800		
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			14.Rear Land				%	3.Topography	
Price			15.Misc				%	4.Size/Shape	
Sale Type							%	5.Access or Rear	
1.Land 4.Mobile 7.			Square Foot	Square Feet			%	6.Restriction	
2.L & B 5.Other 8.			16.Regular Lot				%	7.Open Space	
3.Building 6. 9.			17.Secondary Lot				%	8.View/Environ	
Financing			18.Excess Land				%	9.Fract Share	
1.Convent 4.Seller 7.			19.Condominium				%	Acres	
2.FHA/VA 5.Private 8.			20.Pavement				%	30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown							%	31.Tillable/Horti	
Validity			Fract. Acre	Acreege/Sites			%	32.Pasture	
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	0.59	100	%	33.Orchard	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%	34.Frontage	
3.Distress 6.Exempt 9.			23.Non Conforming				%	35.Triangular Lot	
Verified			Acres				%	36.Commercial	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%	37.Softwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%	38.Mixed Wood	
3.Lender 6.MLS 9.			26.Excess				%	39.Hardwood	
			27.Rear (1-100)				%	40.Wasteland	
			28.Rear (101-150)				%	41.Gravel Pit (Ac	
			29.Rear (151-200)				%	42.Mobile Home Si	
				Total Acreage		0.59		43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 019-054

Account 1746

Location 990 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	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% 5 Force Warm Air	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.FI/Stair 8.
Stories	4 One & 1/2 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	8 Aluminum/Vinyl	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	3 Metal	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)	572
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	2	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	1975	# Addn Fixtures	0	Functional Code	9 None
Foundation	3 Brick &/or Stone	# 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: #008080; color: white; padding: 10px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">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	1 Dry Basement				
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	1970	240	3 100	4	70 %	100 %	
1 One Story Frame	1970	312	3 100	4	70 %	100 %	
23 Frame Garage	0	840	0 0	0	0 %	0 %	
24 Frame Shed	0	117	0 0	0	0 %	0 %	
27 Unfin Basement	0	312	0 0	0	0 %	0 %	
63 Swimming Pool	0						4,500
					%	%	
					%	%	
					%	%	
					%	%	

- 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

