

FRASER, MICHAEL T
31 POWDER MILL DRIVE
KENNEBUNK ME 04043

B11092P267 B18326P715

Previous Owner
FORTUNATO JOSEPH A
FORTUNATO, LINDA M
PO BOX 167
WATERBORO ME 04087
Sale Date: 7/31/2020

Inspection Witnessed By:

X	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	46,700	79,700	10,000	116,400		
1ST MORTGAGE 0			2013	46,700	79,700	10,000	116,400		
2ND MORTGAGE 0			2014	46,700	79,700	10,000	116,400		
Zone/Land Use 21 Village			2015	46,700	79,700	10,000	116,400		
Secondary Zone			2016	39,700	79,700	15,000	104,400		
Topography 1 Level			2017	39,700	79,700	15,000	104,400		
1.Level 4.Below St 7.Steep			2018	39,700	79,700	20,000	99,400		
2.Rolling 5.Low 8.Wet			2019	39,700	79,700	20,000	99,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	39,700	79,700	20,000	99,400		
Utilities 2 Public Water			2021	43,600	79,700	24,500	98,800		
1.Public 4.Improve 7.Improve			2022	47,600	87,600	0	135,200		
2.Water 5.Improve 8.			2023	52,400	97,200	0	149,600		
3.Sewer 6.Improve 9.None			2024	58,700	109,300	0	168,000		
Street 1 Paved			2025	71,800	151,200	0	223,000		
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 7/31/2020			14.Rear Land				%		3.Topography
Price 100,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		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 9 Unknown			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 1 Arms Length Sale			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	0.33	125	%	0	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 5 Public Record			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		0.33				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 022-006

Account 1865

Location 836 MAIN STREET

Card 1

Of 1

9/23/2024

Building Style	2 Ranch	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
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	1		2.HWCI	6.GravWA	10.
Other Units	0		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
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	2 Wood Shingle		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	
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)	
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	0	
OPEN-3-	0		# Bedrooms	2	
OPEN-4-	0		# Full Baths	1	
Year Built	1950		# Half Baths	0	
Year Remodeled	0		# Addn Fixtures	0	
Foundation	2 Concrete Block		# Fireplaces	0	
1.Concrete	4.Wood	7.			
2.C Block	5.Slab	8.			
3.Br/Stone	6.Prs/Post	9.			
Basement	1 1/4 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	3 Wet 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
4 1 & 1/2 Story Fr	0	336	0 0	0	0	0 %	0 %
60 1.25 ST Gar	1984	308	0 0	0	0	0 %	0 %
24 Frame Shed	0	42	0 0	0	0	0 %	0 %
1 One Story Frame	0	170	0 0	0	0	0 %	0 %
111 CONC. SLAB	0	336	0 0	0	0	0 %	0 %
						0 %	0 %
						0 %	0 %
						0 %	0 %
						0 %	0 %
						0 %	0 %
						0 %	0 %

- 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

