

ORTEGA, JAZMIN M
MICUCCI, ANTHONY J
866 MAIN STREET
WATERBORO ME 04087

B19133P326

Previous Owner
ABBOTT SHARON A
866 MAIN ST

WATERBORO ME 04087
Sale Date: 10/14/2022

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 50 MAIN ST SO. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	80,400	84,100	16,000	148,500		
1ST MORTGAGE 0			2013	80,400	84,100	16,000	148,500		
2ND MORTGAGE 0			2014	80,400	84,100	16,000	148,500		
Zone/Land Use 21 Village			2015	80,400	84,100	16,000	148,500		
Secondary Zone			2016	68,300	84,100	21,000	131,400		
Topography 1 Level			2017	68,300	84,100	21,000	131,400		
1.Level 4.Below St 7.Steep			2018	68,300	84,100	26,000	126,400		
2.Rolling 5.Low 8.Wet			2019	68,300	84,100	26,000	126,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	68,300	84,100	26,000	126,400		
Utilities 2 Public Water			2021	75,100	84,100	30,380	128,820		
1.Public 4.Improve 7.Improve			2022	82,000	92,500	31,000	143,500		
2.Water 5.Improve 8.			2023	90,200	102,600	31,000	161,800		
3.Sewer 6.Improve 9.None			2024	101,100	115,200	0	216,300		
Street 1 Paved			2025	123,600	165,600	0	289,200		
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 10/14/2022			14.Rear Land				%		3.Topography
Price 250,000			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	0.78	140	%	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		0.78				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 022-011


Account 1870

Location 866 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	Fin Bsmt Grade	0 0	1.Typical	4. 7.
2.Ranch	6.Split	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.
3.R Ranch	7.Contemp/	Heat Type	100%	3.Not func	6. 9.
4.Cape	8.Log	1.HWBB	5.FWA	Attic 9 None	
Dwelling Units 1		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin
Other Units 0		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair
Stories 5 One & 3/4 Story		4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi
1.1	4.1.50	Cool Type	0%	Insulation 1 Full	
2.2	5.1.75	1.Refrig	9 None		
3.3	6.2.50	2.Evapor	4.W&C Air	1.Full	4.Minimal
Exterior Walls 1 Wood Siding		3.H Pump	6. 9.None	2.Heavy	5.Unk
0.Wood	4.Asb/Asph	Kitchen Style		3.Capped	6. 9.None
1.Wood	5.T-111	2 Typical		Unfinished % 0%	
2.Wd Sh	6.Br/St	1.Modern	4.Obsolete	Grade & Factor 3 Average 100%	
3.Compos.	7.Nov	2.Typical	5. 8.	1.E Grade	4.B Grade
Roof Surface 1 Asphalt Shingles		3.Old Type	6. 9.None	7.AAA Grad	8.
1.Asphalt	4.Composit	Bath(s) Style		3.C Grade	6.AA Grade
2.Slate	5.Wood	1.Modern	4.Obsolete	9.Same	
3.Metal	6.Other	2.Typical	5. 8.	SQFT (Footprint) 528	
SF Masonry Trim 0		3.Old Type	6. 9.None	Condition 4 Average	
OPEN-3- 0		# Rooms 6		1.Poor	4.Avg
OPEN-4- 0		# Bedrooms 31		2.Fair	5.Avg+
Year Built 1945		# Full Baths 1		3.Avg-	6.Good
Year Remodeled 0		# Half Baths 1		Phys. % Good 0%	
Foundation 2 Concrete Block		# Addn Fixtures 0		Funct. % Good 100%	
1.Concrete	4.Wood	# Fireplaces 0		Functional Code 9 None	
2.C Block	5.Slab				
3.Br/Stone	6.Prs/Post				
Basement 4 Full Basement					
1.1/4 Bmt	4.Full Bmt				
2.1/2 Bmt	5.None				
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		# Addn Fixtures 0		Econ. % Good 100%	
		# Fireplaces 0		Economic Code None	
				0.None	
				3.Services	
				1.Location	
				4.Traffic	
				2.Encroach	
				9.None	
				Entrance Code 0	
				1.Interior	
				4.Vacant	
				7.	
				2.Refusal	
				5.Estimate	
				8.	
				3.Informed	
				6.Office	
				9.RS	
				Information Code 0	
				1.Owner	
				4.Agent	
				7.	
				2.Relative	
				5.Estimate	
				8.	
				3.Tenant	
				6.Other	
				9.SNY	

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	112	0 0	0	0	0	0	1.One Story Fram
27 Unfin Basement	0	112	0 0	0	0	0	0	2.Two Story Fram
26 1SFr Overhang	0	18	0 0	0	0	0	0	3.Three Story Fr
22 Encl Frame Porch	0	176	0 0	0	0	0	0	4.1 & 1/2 Story
40 OPEN SCR	0	16	0 0	0	0	0	0	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

