

790 MAIN STREET LLC
PO BOX 882
GORHAM ME 04038

B18735P170

Previous Owner
HAMILTON MARY
788 MAIN STREET

WATERBORO ME 04087
Sale Date: 7/13/2021

Inspection Witnessed By:

X	Date	Date Insp.
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			2011	42,200	27,400	15,000	54,600		
1ST MORTGAGE 0			2012	42,200	27,400	16,000	53,600		
2ND MORTGAGE 0			2013	42,200	27,400	16,000	53,600		
Zone/Land Use 21 Village			2014	42,200	27,400	16,000	53,600		
Secondary Zone			2015	42,200	27,400	16,000	53,600		
Topography 1 Level			2016	35,900	27,400	21,000	42,300		
1.Level 4.Below St 7.Steep			2017	35,900	27,400	21,000	42,300		
2.Rolling 5.Low 8.Wet			2018	35,900	27,400	26,000	37,300		
3.Above St 6.Swampy 9.Lev/Roll			2019	35,900	27,400	26,000	37,300		
Utilities 2 Public Water			2020	35,900	27,400	26,000	37,300		
1.Public 4.Improve 7.Improve			2021	39,500	27,400	30,380	36,520		
2.Water 5.Improve 8.			2022	43,100	30,200	31,000	42,300		
3.Sewer 6.Improve 9.None			2023	47,400	33,500	0	80,900		
Street 1 Paved			2024	53,100	37,700	0	90,800		
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 7/13/2021			14.Rear Land				%		3.Topography
Price 106,000			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	0.75	75	%	6	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		0.75				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 023-006


Account 1879

Location 790 MAIN STREET

Card 1

Of 1

9/07/2023

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 1 1/4 Finished	
Dwelling Units 1		2.HWCI	6.GravWA 10.	1.1/4 Fin	4.Full Fin 7.
Other Units 0		3.HWRAD	7.Electric 11.	2.1/2 Fin	5.F/Stair 8.
Stories 1 One Story		4.Steam	8.F/WallM 12.	3.3/4 Fin	6. 9.None
1.1	4.1.50 7.1.25	Cool Type	0% 9 None	Insulation 4 Minimal	
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 4 Asbestos/Asphalt		3.H Pump	6. 9.None	3.Capped	6. 9.None
0.Wood	4.Asb/Asph 8.Alum/Vin	Kitchen Style 1 Modern		Unfinished % 0%	
1.Wood	5.T-111 9.Other	1.Modern	4.Obsolete 7.	Grade & Factor 2 Fair 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 1 Modern Bath(s)		3.C Grade	6.AA Grade 9.Same
1.Asphalt	4.Composit 7.	1.Modern	4.Obsolete 7.	SQFT (Footprint) 1140	
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition 2 Fair	
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 1800		# Half Baths	0	Funct. % Good 50%	
Year Remodeled 0		# Addn Fixtures	0	Functional Code 5 Cond/Des/Util	
Foundation 3 Brick &/or Stone		# Fireplaces	0	1.Incomp	4.Small 7.Layout
1.Concrete	4.Wood 7.				
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				3.Damage	6.Style 9.None
				Econ. % Good 100%	
				Economic Code None	
				0.None	3.Services 7.
				1.Location	4.Traffic 8.
				2.Encroach	9.None 9.
				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	
22 Encl Frame Porch	0	144	0 0	0	0	0 %	0 %	1.One Story Fram
21 Open Frame	0	12	0 0	0	0	0 %	0 %	2.Two Story Fram
24 Frame Shed	0	48	0 0	0	0	0 %	0 %	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

