

CANTWELL PROPERTIES LLC
 PO BOX 111
 ALFRED ME 04002

B16254P977 B16931P152

Previous Owner
 236 MAIN STREET WATERBORO, LLC
 C/O CANTWELL PROPERTIES LLC
 PO BOX 111
 ALFRED ME 04002
 Sale Date: 12/01/2014

1.Level 4.Below St 7.Steep
 2.Rolling 5.Low 8.Wet
 3.Above St 6.Swampy 9.Lev/Roll

Utilities **9 No Water/No Sewer**

1.Public 4.Improve 7.Improve
 2.Water 5.Improve 8.
 3.Sewer 6.Improve 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.ROW
 2.Semi Imp 5.Pvt 8.None
 3.Gravel 6.Aband 9.TG PLAN

LAND USE **0**
 BUILDING USE **0**

Inspection Witnessed By:

X	Date	
No./Date	Description	Date Insp.

Notes:

15.1202 changed acreage per plotted deed -ak
 16.0323 - SEE 2017 right side of building vacant -ak
 16.0605 - Flippin Good CO - opened in the suite next to Aroma Joes - tb

Validity **4 Split/Assemblage**

1.Valid 4.Split 7.Renovate
 2.Related 5.Partial 8.Other
 3.Distress 6.Exempt 9.

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
 2.Seller 5.Pub Rec 8.Other
 3.Lender 6.MLS 9.

Property Data			Assessment Record				
Neighborhood	45 MAIN ST E. VILL 202/4		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2013	226,500	44,100	0	270,600
1ST MORTGAGE	0		2014	0	0	0	0
2ND MORTGAGE	0		2015	226,500	44,100	0	270,600
Zone/Land Use	21 Village		2016	204,300	235,900	0	440,200
Secondary Zone			2017	204,300	235,900	0	440,200
Topography	1 Level		2018	204,300	235,900	0	440,200
			2019	204,300	235,900	0	440,200
			2020	204,300	235,900	0	440,200
			2021	224,700	235,900	0	460,600
			2022	245,100	259,500	0	504,600

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF						1.Unimproved
12.Arrowhead WF						2.Excess Ftg / De
13.Waterfront						3.Topography
14.Rear Land						4.Size/Shape
15.Misc						5.Access or Rear
						6.Restriction
						7.Open Space
						8.View/Environ
						9.Fract Share
						Acres
						30.Rear (201+)
						31.Tillable/Horti
						32.Pasture
						33.Orchard
						34.Frontage
						35.Triangular Lot
						36.Commercial
						37.Softwood
						38.Mixed Wood
						39.Hardwood
						40.Wasteland
						41.Gravel Pit (Ac
						42.Mobile Home Si
						43.Condo Site
						44.Utility ROW
						45.Camp Lot
						46.Site Improve

Waterboro


Waterboro

Map Lot 025-004-001

Account 5022

Location 236 MAIN STREET

Card 1 Of 1 6/06/2022

Building Style 0	SF Bsmt Living 0	Layout 0
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% 0	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	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 0	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 0
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 0 Wood Siding	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 0	Unfinished % 0%
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 0 0%
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 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 0
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 0	# Fireplaces 0	1.Incomp 4.Small 7.Layout
1.Concrete 4.Wood 7.	 <p>TRIO Software A Division of Harris Computer Systems</p>	2.O-Built 5.CDU 8.Other
2.C Block 5.Slab 8.		3.Damage 6.Style 9.None
3.Br/Stone 6.Prsv/Post 9.		Econ. % Good 100%
Basement 0		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6.Office 9.RS	
3.Wet 6. 9.	Information Code 0	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.SNY	



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
226 CONV. STORE	2015	800	4 100	8	100 %	100 %	
226 CONV. STORE	2016	2000	4 100	8	50 %	100 %	
223 COMML OP	2015	145	4 100	8	100 %	100 %	
223 COMML OP	2015	145	4 100	8	100 %	100 %	
224 COMML EP	2015	60	4 100	8	50 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

Aroma Joe's drive through only	vacant commercial
20	50
op	ep
29	12
	op
	29
	5

40