

236 MAIN STREET WATERBORO LLC

1293 MAIN STREET

SANFORD ME 04073

B12787P266 B15607P802 B16254P977

Previous Owner  
BMA ENTERPRISES LLC  
PO BOX 374

NORTH WATERBORO ME 04061  
Sale Date: 2/01/2012

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																																
Neighborhood	45 MAIN ST E. VILL 202/4		Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																												
Tree Growth Year	0		2005	88,500	151,800	0	240,300																																																																																																																																																																																																												
1ST MORTGAGE	0		2006	88,500	151,800	0	240,300																																																																																																																																																																																																												
2ND MORTGAGE	0		2007	88,500	151,800	0	240,300																																																																																																																																																																																																												
Zone/Land Use	21 Village		2008	246,000	278,900	0	524,900																																																																																																																																																																																																												
Secondary Zone			2010	246,000	278,900	0	524,900																																																																																																																																																																																																												
Topography	1 Level		2012	246,000	278,900	0	524,900																																																																																																																																																																																																												
1.Level	4.Below St	7.Steep	2013	231,100	353,400	0	584,500																																																																																																																																																																																																												
2.Rolling	5.Low	8.Wet	2014	246,000	296,000	0	542,000																																																																																																																																																																																																												
3.Above St	6.Swampy	9.Lev/Roll	2015	246,000	296,000	0	542,000																																																																																																																																																																																																												
Utilities	9 No Water/No Sewer		2016	203,200	297,600	0	500,800																																																																																																																																																																																																												
1.Public	4.Improve	7.Improve	2017	203,200	297,600	0	500,800																																																																																																																																																																																																												
2.Water	5.Improve	8.																																																																																																																																																																																																																	
3.Sewer	6.Improve	9.None																																																																																																																																																																																																																	
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1.Paved	4.Proposed	7.ROW	<table border="1"> <thead> <tr> <th colspan="4">Land Data</th> </tr> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>11.Ossipee WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>1.Unimproved</td> </tr> <tr> <td>12.Arrowhead WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>2.Excess Ftg /De</td> </tr> <tr> <td>13.Waterfront</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>3.Topography</td> </tr> <tr> <td>14.Rear Land</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>4.Size/Shape</td> </tr> <tr> <td>15.Misc</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>5.Access or Rear</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>6.Restriction</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>7.Open Space</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>8.View/Environ</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>9.Fract Share</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>Acres</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>30.Rear (201+)</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>31.Tillable/Horti</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>32.Pasture</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>33.Orchard</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>34.Frontage</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>35.Triangular Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>36.Commercial</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>37.Softwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>38.Mixed Wood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>39.Hardwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>40.Wasteland</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>41.Gravel Pit (Ac</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>42.Mobile Home Si</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>43.Condo Site</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>44.Utility ROW</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>45.Camp Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>46.Site Improve</td> </tr> </tbody> </table>					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
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1.Land	4.Mobile	7.																																																																																																																																																																																																																	
2.L & B	5.Other	8.																																																																																																																																																																																																																	
3.Building	6.	9.																																																																																																																																																																																																																	
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2.FHA/VA	5.Private	8.																																																																																																																																																																																																																	
3.Assumed	6.Cash	9.Unknown																																																																																																																																																																																																																	
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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.																																																																																																																																																																																																																	

## Waterboro

Map Lot 025-004

Account 1931

Location 232 MAIN STREET

Card 1 Of 1 9/06/2016

Building Style <b>0</b>	SF Bsmt Living <b>0</b>	Layout <b>0</b>			
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.			
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL <b>0</b>	2.Inadeq 5. 8.			
3.R Ranch 7.Contemp/ 11.Condo	Heat Type <b>100% 0</b>	3.Not func 6. 9.			
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>0</b>			
Dwelling Units <b>0</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.			
Other Units <b>0</b>	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.			
Stories <b>0</b>	4.Steam 8.F/WallM 12.	3.3/4 Fin 6. 9.None			
1.1 4.1.50 7.1.25	Cool Type <b>0% 9 None</b>	Insulation <b>0</b>			
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 <b>0 Wood Siding</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None			
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style <b>0</b>	Unfinished % <b>0%</b>			
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor <b>0 0%</b>			
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 <b>0</b>	Bath(s) Style <b>0</b>	3.C Grade 6.AA Grade 9.Same			
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>0</b>			
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>0</b>			
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G			
SF Masonry Trim <b>0</b>	# Rooms <b>0</b>	2.Fair 5.Avg+ 8.Exc			
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>0</b>	3.Avg- 6.Good 9.Same			
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>0</b>	Phys. % Good <b>0%</b>			
Year Built <b>0</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>			
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>			
Foundation <b>0</b>	# Fireplaces <b>0</b>	1.Incomp 4.Small 7.Layout			
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.Other			
2.C Block 5.Slab 8.		3.Damage 6.Style 9.None			
3.Br/Stone 6.Prs/Post 9.		Econ. % Good <b>100%</b>			
Basement <b>0</b>		Economic Code <b>None</b>			
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 <b>0</b>		Entrance Code <b>0</b>			
Wet Basement <b>0</b>		1.Interior 4.Vacant 7.			
1.Dry 4. 7.		2.Refusal 5.Estimate 8.			
2.Damp 5. 8.		3.Informed 6.Office 9.			
3.Wet 6. 9.		Information Code <b>0</b>			
		1.Owner 4.Agent 7.			
		2.Relative 5.Estimate 8.			
		3.Tenant 6.Other 9.			



Date Inspected 5/09/2012

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
304 AUTO	2012	6000	3 100	5	80 %	100 %		1.One Story Fram
111 CONC. SLAB	2012	6000	0 0	0	0 %	0 %		2.Two Story Fram
247 Asphalt/Paving	2012	5000	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

