

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	Date Insp.
No./Date	Description	Date Insp.

Notes:
 15.1202 - changed acreage per plotted deed -ak
 15.1202 - changed owner per deed research -ak

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																																
Neighborhood 45 MAIN ST E. VILL 202/4			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																												
Tree Growth Year 0			2010	246,000	278,900	0	524,900																																																																																																																																																																																																												
1ST MORTGAGE 0			2011	246,000	278,900	0	524,900																																																																																																																																																																																																												
2ND MORTGAGE 0			2012	246,000	278,900	0	524,900																																																																																																																																																																																																												
Zone/Land Use 21 Village			2013	231,100	353,400	0	584,500																																																																																																																																																																																																												
Secondary Zone			2014	246,000	296,000	0	542,000																																																																																																																																																																																																												
Topography 1 Level			2015	246,000	296,000	0	542,000																																																																																																																																																																																																												
1.Level 4.Below St 7.Steep			2016	203,200	297,600	0	500,800																																																																																																																																																																																																												
2.Rolling 5.Low 8.Wet			2017	203,200	297,600	0	500,800																																																																																																																																																																																																												
3.Above St 6.Swampy 9.Lev/Roll			2018	203,200	297,600	0	500,800																																																																																																																																																																																																												
Utilities 9 No Water/No Sewer			2019	203,200	297,600	0	500,800																																																																																																																																																																																																												
1.Public 4.Improve 7.Improve			2020	203,200	297,600	0	500,800																																																																																																																																																																																																												
2.Water 5.Improve 8.			2021	223,500	297,600	0	521,100																																																																																																																																																																																																												
3.Sewer 6.Improve 9.None			2022	243,800	327,400	0	571,200																																																																																																																																																																																																												
Street 1 Paved			<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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2.L & B 5.Other 8.			24.Excess (5-10)																																																																																																																																																																																																																
3.Building 6. 9.			25.Excess (10+)																																																																																																																																																																																																																
Financing 1 Conventional			26.Excess (OS)																																																																																																																																																																																																																
1.Convent 4.Seller 7.			27.Rear (1-100)																																																																																																																																																																																																																
2.FHA/VA 5.Private 8.			28.Rear (101-150)																																																																																																																																																																																																																
3.Assumed 6.Cash 9.Unknown			29.Rear (151-200)																																																																																																																																																																																																																
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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 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.		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 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 5/09/2012

Additions, Outbuildings & Improvements

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