

COBURN MARY
PO BOX 986
BIDDEFORD ME 04005

B4421P326

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 45 MAIN ST E. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2010	59,800	115,800	0	175,600		
1ST MORTGAGE 0			2011	59,800	115,800	0	175,600		
2ND MORTGAGE 0			2012	59,800	115,800	0	175,600		
Zone/Land Use 21 Village			2013	59,800	115,800	0	175,600		
Secondary Zone			2014	59,800	115,800	0	175,600		
Topography 1 Level			2015	59,800	115,800	0	175,600		
1.Level 4.Below St 7.Steep			2016	50,600	115,800	0	166,400		
2.Rolling 5.Low 8.Wet			2017	50,600	115,800	0	166,400		
3.Above St 6.Swampy 9.Lev/Roll			2018	50,600	115,800	0	166,400		
Utilities 9 No Water/No Sewer			2019	50,600	115,800	0	166,400		
1.Public 4.Improve 7.Improve			2020	50,600	117,700	0	168,300		
2.Water 5.Improve 8.			2021	55,700	117,700	0	173,400		
3.Sewer 6.Improve 9.None			2022	60,800	129,500	0	190,300		
Street 1 Paved									
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			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		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			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			Fract. Acre				%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.00	90	%	2	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26	0.86	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified			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 (OS)				%		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		1.86				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve


Waterboro

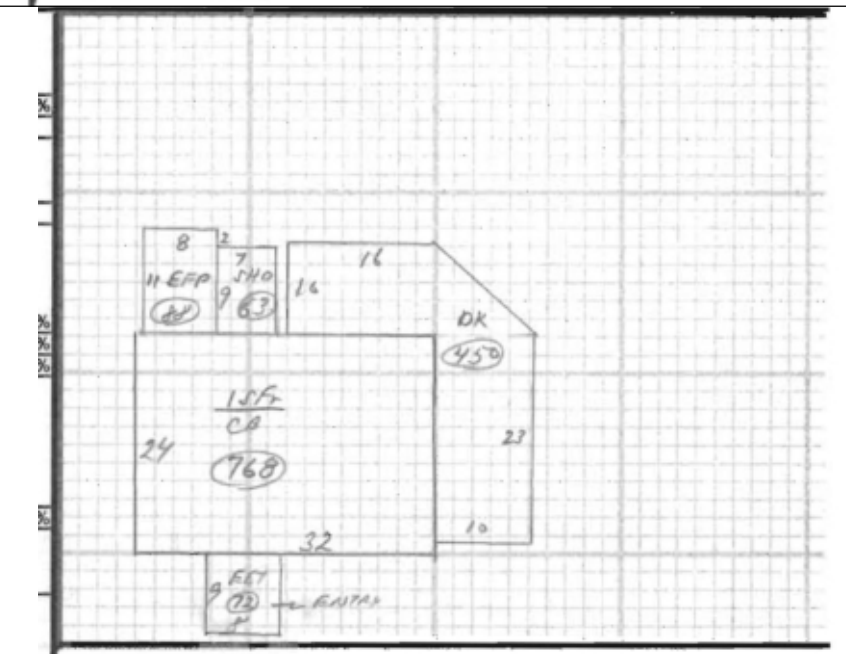
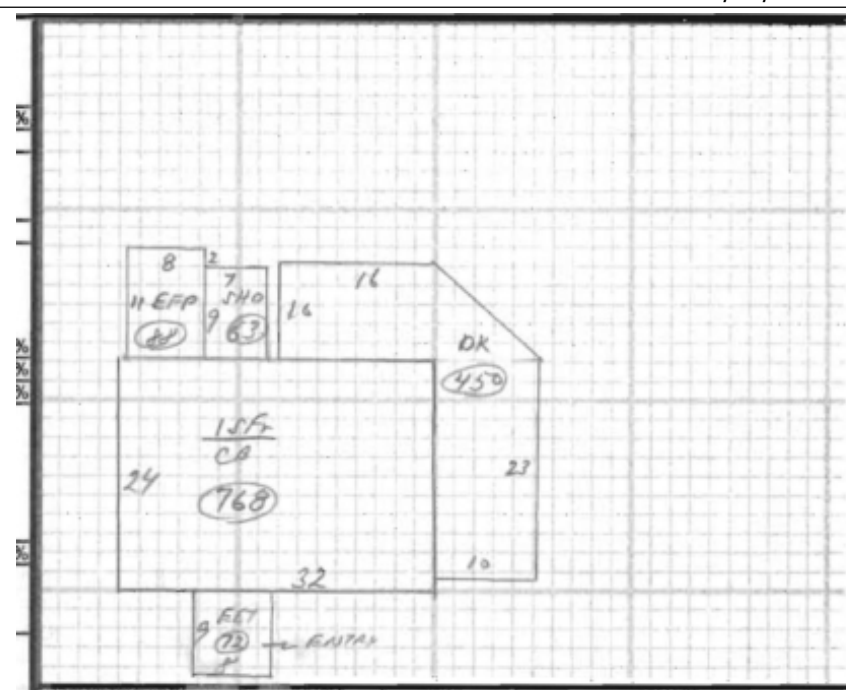
Map Lot 026-007A

Account 1959

Location 99 MAIN STREET

Card 1 Of 1 6/06/2022

Building Style	3 Raised Ranch			SF Bsmt Living	768			Layout	1 Typical		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	3 100			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% 1 Hot Water BB			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat		Attic 9 None			
Dwelling Units 1				2.HWCI	6.GravWA	10.		1.1/4 Fin	4.Full Fin	7.	
Other Units 1				3.HWRAD	7.Electric	11.		2.1/2 Fin	5.FI/Stair	8.	
Stories 1 One Story				4.Steam	8.FI/WallM	12.		3.3/4 Fin	6.	9.None	
1.1	4.1.50	7.1.25		Cool Type 0% 9 None			Insulation 1 Full				
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 2 Wood Shingle				3.H Pump	6.	9.None	3.Capped 6.				
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style 2 Typical			Unfinished % 0%				
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Grade & Factor 3 Average 110%				
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 2 Typical Bath(s)			3.C Grade 6.AA Grade 9.Same				
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	SQFT (Footprint) 768				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition 6 Good				
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-CUSTOM 0				# Bedrooms 2			3.Avg- 6.Good 9.Same				
OPEN-4-CUSTOM 0				# Full Baths 1			Phys. % Good 0%				
Year Built 1967				# Half Baths 0			Funct. % Good 100%				
Year Remodeled 0				# Addn Fixtures 0			Functional Code 9 None				
Foundation 2 Concrete Block				# Fireplaces 0			1.Incomp 4.Small 7.Layout				
1.Concrete	4.Wood	7.									
2.C Block	5.Slab	8.									
3.Br/Stone	6.Prsv/Post	9.									
Basement 4 Full Basement							2.O-Built 5.CDU 8.Other				
1.1/4 Bmt	4.Full Bmt	7.					3.Damage 6.Style 9.None				
2.1/2 Bmt	5.None	8.					Econ. % Good 100%				
3.3/4 Bmt	6.	9.None					Economic Code None				
Bsmt Gar # Cars 0							0.None 3.Services 7.				
Wet Basement 1 Dry Basement							1.Location 4.Traffic 8.				
1.Dry	4.	7.					2.Encroach 9.None 9.				
2.Damp	5.	8.					Entrance Code 0				
3.Wet	6.	9.					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				



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
40 OPEN SCR	0	72	0 0	0	0 %	0 %	
68 Wood Deck	0	450	0 0	0	0 %	0 %	
40 OPEN SCR	0	88	0 0	0	0 %	0 %	
34 Masonry Shed	0	63	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 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