

MARCOUX, MARIE ANGELA
MARCOUX, PAUL A
7 SILAS BROWN RD
N WATERBORO ME 04061

B6450P315 B15761P56 B17400P557 B17400P559 B17528P883

Previous Owner
MARCOUX, MARIE A
PO BOX 453

N WATERBORO ME 04061
Sale Date: 4/13/2023

Previous Owner
BRANSON HOUSE LLC & LOVEITT DEBORAH A
ATTN: MARIE MARCOUX
7 SILAS BROWN RD
N WATERBORO ME 04061
Sale Date: 5/17/2019

Previous Owner
9 SONGO POND ROAD, LLC
ATTN: BRANSON HOUSE LLC
200 FLAGGY MEADOW RD
GORHAM ME 04038
Sale Date: 8/02/2017

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
16.0517 - this account had 17 & 7 silas brown; 2 years back taxes owed, "pointed rock" deed given for potential split. email is richkelly85@hotmail.com - court order mandating split is 16668-640 and subsequent deed is 16696-764.

T#2435 (M/L# 39-6) Richard Johnson
Was split from lot below in 2013 but unnoticed by town.
Created for 4.1.16 and assessed separately for land and bld.

Waterboro

Property Data			Assessment Record						
Neighborhood 19 SILAS BROWN RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	68,900	113,000	0	181,900		
1ST MORTGAGE 0			2013	68,900	113,000	0	181,900		
2ND MORTGAGE 0			2014	68,900	113,000	0	181,900		
Zone/Land Use 31 Agricultural/Residential			2015	68,900	113,000	0	181,900		
Secondary Zone			2016	36,600	111,800	0	148,400		
Topography 1 Level			2017	36,600	111,800	0	148,400		
1.Level 4.Below St 7.Steep			2018	36,600	111,800	0	148,400		
2.Rolling 5.Low 8.Wet			2019	36,600	106,000	0	142,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	36,600	106,900	0	143,500		
Utilities 9 No Water/No Sewer			2021	40,200	106,900	0	147,100		
1.Public 4.Improve 7.Improve			2022	43,900	117,600	0	161,500		
2.Water 5.Improve 8.			2023	48,200	130,400	0	178,600		
3.Sewer 6.Improve 9.None			2024	54,100	147,300	0	201,400		
Street 1 Paved			2025	95,000	203,300	0	298,300		
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 4/13/2023			14.Rear Land				%		3.Topography
Price 89,300			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 2 Related Parties							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	23	1.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreage		1.00				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 039-006

Account 2435

Location 7 SILAS BROWN ROAD

Card 1

Of 1

9/23/2024

Building Style	2 Ranch			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% 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	7.1/4 Unfi	
Other Units	0			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	6.1/2 Unfi	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	8 Alumunum/Vinyl			3.H Pump	6.	9.None		3.Capped	6.	9.None	
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 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	2 Typical Bath(s)			3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.		SQFT (Footprint)	912		
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-	0			# Bedrooms	2			3.Avg-	6.Good	9.Same	
OPEN-4-	0			# Full Baths	1			Phys. % Good	0%		
Year Built	1975			# Half Baths	0			Funct. % Good	100%		
Year Remodeled	0			# Addn Fixtures	0			Functional Code	9 None		
Foundation	1 Concrete			# 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	4 Full Basement							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	1 Dry Basement							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	
23 Frame Garage	0	480	0 0	0	0	0	%	1.One Story Fram
24 Frame Shed	0	120	0 0	0	0	0	%	2.Two Story Fram
68 Wood Deck	0	240	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

