

ROMANO, JEREMY T  
203 OLD PORTLAND ROAD  
NORTH WATERBORO ME 04061

B7889P1 B16815P822 B16988P498 B19446P345

Previous Owner  
SALO TRUMAN  
SALO, EDEN R  
203 OLD PORTLAND RD  
N WATERBORO ME 04061  
Sale Date: 6/03/2024

Previous Owner  
US BANK TRUST NATIONAL ASSOCIATION  
C/O SALO, TRUMAN & EDEN  
203 OLD PORTLAND RD  
N WATERBORO ME 04061  
Sale Date: 3/25/2015

Previous Owner  
VAZNIS RICHARD L II & MAUREEN E  
C/O TRUMAN & EDEN SALO  
203 OLD PORTLAND RD  
N WATERBORO ME 04061  
Sale Date: 5/07/2014

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
24.0920 - changed land from secondary to regular lot, 2 baths to 1 bath, fin att/1s to 1.5s - vw

Waterboro

Property Data			Assessment Record				
Neighborhood <b>1 LAC WEST</b>			Year	Land	Buildings	Exempt	Total
Tree Growth Year <b>0</b>			2012	15,000	117,300	10,000	122,300
1ST MORTGAGE <b>0</b>			2013	15,000	117,300	10,000	122,300
2ND MORTGAGE <b>0</b>			2014	15,000	117,300	10,000	122,300
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	15,000	117,300	10,000	122,300
Secondary Zone			2016	7,500	117,300	0	124,800
Topography <b>2 Rolling</b>			2017	7,500	117,300	0	124,800
1.Level 4.Below St 7.Steep			2018	7,500	117,300	0	124,800
2.Rolling 5.Low 8.Wet			2019	7,500	117,300	0	124,800
3.Above St 6.Swampy 9.Lev/Roll			2020	7,500	118,300	0	125,800
Utilities <b>9 No Water/No Sewer</b>			2021	8,300	118,300	0	126,600
1.Public 4.Improve 7.Improve			2022	9,000	130,100	0	139,100
2.Water 5.Improve 8.			2023	9,900	144,300	0	154,200
3.Sewer 6.Improve 9.None			2024	11,100	162,000	0	173,100
Street <b>3 Gravel</b>			2025	20,000	202,300	0	222,300
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>				
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>	<b>Influence</b>	<b>Influence</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>
LAND USE <b>0</b>			11.Ossipee WF				<b>Code</b>
BUILDING USE <b>0</b>			12.Arrowhead WF				1.Unimproved
<b>Sale Data</b>			13.Waterfront				2.Excess Ftg /De
Sale Date <b>6/03/2024</b>			14.Rear Land				3.Topography
Price <b>350,000</b>			15.Misc				4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							5.Access or Rear
1.Land 4.Mobile 7.							6.Restriction
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>			7.Open Space
3.Building 6. 9.			16.Regular Lot	16	1	100 %	0
Financing <b>9 Unknown</b>			17.Secondary Lot				
1.Convent 4.Seller 7.			18.Excess Land				
2.FHA/VA 5.Private 8.			19.Condominium				
3.Assumed 6.Cash 9.Unknown			20.Pavement				
Validity <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>				
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				
3.Distress 6.Exempt 9.			23.Non Conforming				
Verified <b>5 Public Record</b>			<b>Acres</b>				
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)				
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				
3.Lender 6.MLS 9.			26.Excess				
			27.Rear (1-100)				
			28.Rear (101-150)				
			29.Rear (151-200)				
			<b>Total Acreage</b>	<b>0.00</b>			
							8.View/Environ
							9.Fract Share
							<b>Acres</b>
							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**

Map Lot 045-001-455


Account 3286

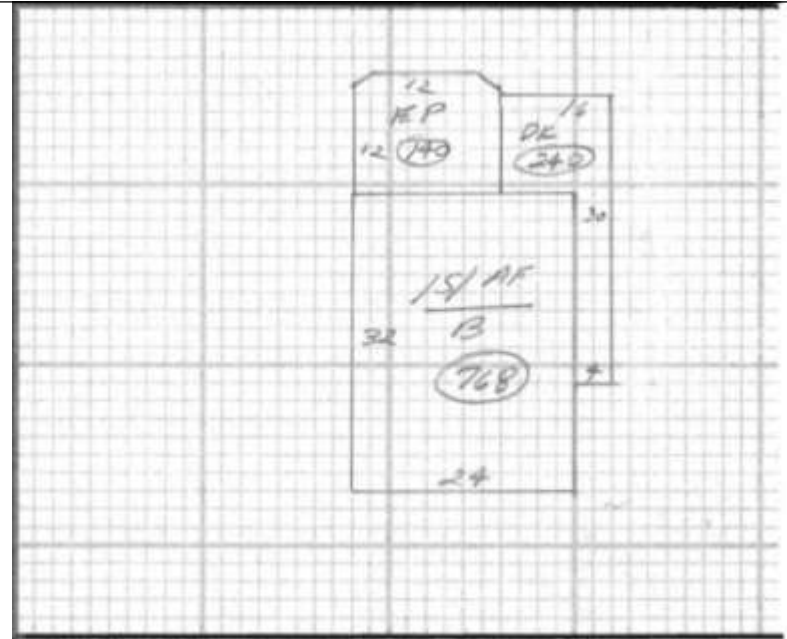
Location 203 OLD PORTLAND ROAD

Card 1

Of 1

9/23/2024

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</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% 1 Hot Water BB</b>	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Other Units <b>0</b>	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	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 <b>0% 9 None</b>	Insulation <b>1 Full</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>1 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>2 Typical</b>	Unfinished % <b>0%</b>
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</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>1 Asphalt Shingles</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>768</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>5 Above Average</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>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3- <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1989</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>1 Concrete</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>4 Full Basement</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>1 Dry Basement</b>		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 <b>0</b>	
	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	
22 Encl Frame Porch	0	140	0 0	0	0 %	0 %		1.One Story Fram
68 Wood Deck	0	240	0 0	0	0 %	0 %		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