

LAVIGNE RICHARD J
LAVIGNE, ROBIN B
1190 MAIN ST
WATERBORO ME 04087

B7018P328

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 50 MAIN ST SO. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	65,000	137,800	10,000	192,800		
1ST MORTGAGE 0			2013	65,000	184,600	10,000	239,600		
2ND MORTGAGE 0			2014	65,000	137,800	10,000	192,800		
Zone/Land Use 21 Village			2015	65,000	184,600	10,000	239,600		
Secondary Zone			2016	55,300	181,300	15,000	221,600		
Topography 2 Rolling			2017	55,300	181,300	15,000	221,600		
1.Level 4.Below St 7.Steep			2018	55,300	181,300	20,000	216,600		
2.Rolling 5.Low 8.Wet			2019	55,300	181,300	20,000	216,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	55,300	181,800	20,000	217,100		
Utilities 9 No Water/No Sewer			2021	60,800	181,800	24,500	218,100		
1.Public 4.Improve 7.Improve			2022	66,300	200,000	25,000	241,300		
2.Water 5.Improve 8.			2023	72,900	221,800	25,000	269,700		
3.Sewer 6.Improve 9.None			2024	81,800	249,100	25,000	305,900		
Street 1 Paved			2025	100,000	296,000	25,000	371,000		
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	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.00	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		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				%		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		1.00				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

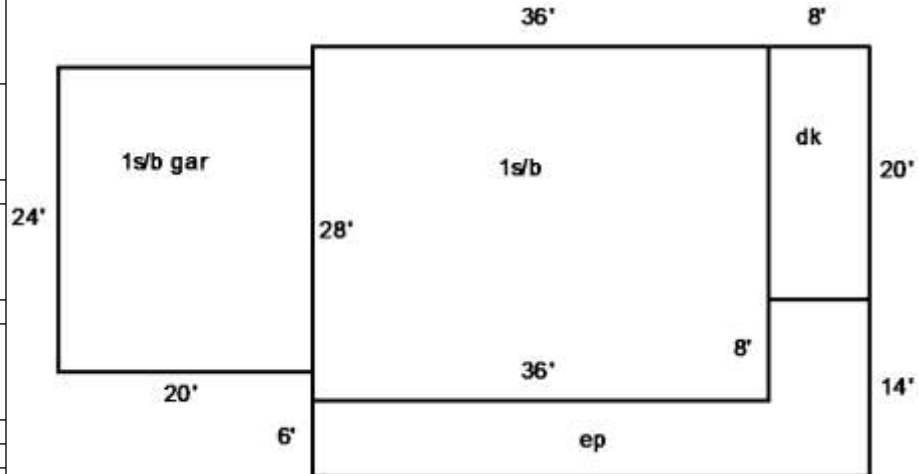
Map Lot 001-004A

Account 105

Location 1190 MAIN STREET

Card 1 Of 1 9/25/2024

Building Style	3 Raised Ranch	SF Bsm't Living	750	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsm't Grade	3 0	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL	0	2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100% 7 Electric	3.Not func
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	1		2.HWCI	6.GravWA	10.
Other Units	0		3.HWRAD	7.Electric	11.
Stories	1 One Story		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0% 9 None	Insulation
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls	8 Alumunum/Vinyl		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	Unfinished %
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface	3 Metal		Bath(s) Style	2 Typical Bath(s)	Grade & Factor
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim	0		# Rooms	5	SQFT (Footprint)
OPEN-3-	0		# Bedrooms	3	1008
OPEN-4-	0		# Full Baths	2	Condition
Year Built	1983		# Half Baths	1	4 Average
Year Remodeled	0		# Addn Fixtures	1	1.Poor
Foundation	1 Concrete		# Fireplaces	0	4.Avg
1.Concrete	4.Wood	7.			7.V G
2.C Block	5.Slab	8.			2.Fair
3.Br/Stone	6.Prs/Post	9.			5.Avg+
Basement	4 Full Basement				3.Avg-
1.1/4 Bmt	4.Full Bmt	7.			6.Good
2.1/2 Bmt	5.None	8.			Phys. % Good
3.3/4 Bmt	6.	9.None			0%
Bsm't Gar # Cars	1				Funct. % Good
Wet Basement	1 Dry Basement				100%
1.Dry	4.	7.			Functional Code
2.Damp	5.	8.			9 None
3.Wet	6.	9.			1.Incomp



Date Inspected

Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
1 One Story Frame	1987	480	0 0	0	0	0 %	0 %		
27 Unfin Basement	1987	480	0 0	0	0	0 %	0 %		
68 Wood Deck	1987	160	0 0	0	0	0 %	0 %		
22 Encl Frame Porch	0	328	0 0	0	0	0 %	0 %		
267 WAREHOUSE	2011	4000	2 100	7	90	0 %	90 %		
						0 %	0 %		
						0 %	0 %		
						0 %	0 %		
						0 %	0 %		
						0 %	0 %		
						0 %	0 %		

