

WILLIAMS, JOHN A & JANICE A
WILLIAMS, JOHN C
41 RAILROAD AVE
WATERBORO ME 04087

B13301P114 B17581P149 B18510P866

Previous Owner
WILLIAMS JOHN A
WILLIAMS, JANICE A
41 RAILROAD AVE
WATERBORO ME 04087
Sale Date: 12/30/2020

Previous Owner
WILLIAMS JOHN C AND JOHN A
41 RAILROAD DRIVE

WATERBORO ME 04087
Sale Date: 10/13/2017

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
6/14/17 - added 8x20 deck, 6x10 shed, 14x28 shed/garage
SB

Waterboro

Property Data			Assessment Record						
Neighborhood 50 MAIN ST SO. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	66,800	144,500	10,000	201,300		
1ST MORTGAGE 0			2013	66,800	144,500	10,000	201,300		
2ND MORTGAGE 0			2014	66,800	144,500	10,000	201,300		
Zone/Land Use 21 Village			2015	66,800	144,500	10,000	201,300		
Secondary Zone			2016	57,000	136,100	15,000	178,100		
Topography 2 Rolling			2017	57,000	136,100	15,000	178,100		
1.Level 4.Below St 7.Steep			2018	57,000	140,400	20,000	177,400		
2.Rolling 5.Low 8.Wet			2019	57,000	140,400	20,000	177,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	57,000	141,000	20,000	178,000		
Utilities 9 No Water/No Sewer			2021	62,700	141,000	24,500	179,200		
1.Public 4.Improve 7.Improve			2022	68,400	155,100	25,000	198,500		
2.Water 5.Improve 8.			2023	75,200	172,000	25,000	222,200		
3.Sewer 6.Improve 9.None			2024	84,400	195,400	25,000	254,800		
Street 1 Paved			2025	106,300	239,900	25,000	321,200		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
Sale Date 12/30/2020			14.Rear Land			%		4.Size/Shape	
Price			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.						%		8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing 9 Unknown			17.Secondary Lot			%		Acres	
1.Convent 4.Seller 7.			18.Excess Land			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		32.Pasture	
Validity 2 Related Parties						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				34.Frontage	
2.Related 5.Partial 8.Other				21	1.00	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	27	2.50	100	%	0	
Verified 5 Public Record			23.Non Conforming			%		35.Triangular Lot	
1.Buyer 4.Agent 7.Family			Acres			%		36.Commercial	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		37.Softwood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		38.Mixed Wood	
			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 Acreege		3.50			43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 001-018-001

Account 23

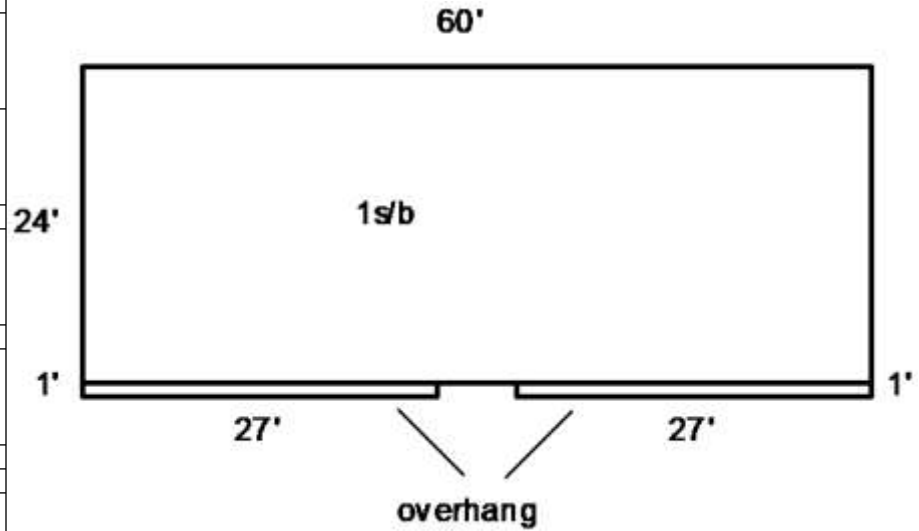
Location 41 RAILROAD DRIVE

Card 1

Of 1

9/25/2024

Building Style	3 Raised Ranch	SF Bsmt Living	1494	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt 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% 1 Hot Water BB	3.Not func
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	3		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	1 Asphalt Shingles		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	10	1.Poor
OPEN-3-	0		# Bedrooms	4	2.Fair
OPEN-4-	0		# Full Baths	3	3.Avg-
Year Built	1988		# Half Baths	0	6.Good
Year Remodeled	0		# Addn Fixtures	2	Phys. % Good
Foundation	1 Concrete		# Fireplaces	0	Funct. % Good
1.Concrete	4.Wood	7.			100%
2.C Block	5.Slab	8.			Functional Code
3.Br/Stone	6.Prs/Post	9.			9 None
Basement	4 Full Basement				1.Incomp
1.1/4 Bmt	4.Full Bmt	7.			4.Small
2.1/2 Bmt	5.None	8.			7.Layout
3.3/4 Bmt	6.	9.None			2.O-Built
Bsmt Gar # Cars	0				5.CDU
Wet Basement	1 Dry Basement				8.Other
1.Dry	4.	7.			3.Damage
2.Damp	5.	8.			6.Style
3.Wet	6.	9.			9.None
					Econ. % Good
					100%
					Economic Code
					None
					0.None
					3.Services
					7.
					1.Location
					4.Traffic
					8.
					2.Encroach
					9.None
					9.
					Entrance Code
					0
					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	
26 1SFr Overhang	0	27	0 0	0	0	0 %	0 %	1.One Story Fram
26 1SFr Overhang	0	27	0 0	0	0	0 %	0 %	2.Two Story Fram
68 Wood Deck	2016	160	3 100	0	0	0 %	0 %	3.Three Story Fr
24 Frame Shed	2016	30	2 100	2	0	0 %	100 %	4.1 & 1/2 Story
24 Frame Shed	2016	392	2 100	5	0	0 %	100 %	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

