

GAGNE, CHRISTINE M
DESCHENES, PAULINE L
PO BOX 256
WATERBORO ME 04087

B13768P313 B17804P494 B18002P211

Previous Owner
DESCHENES PAULINE & GAGNE CHRISTINE M
PO BOX 256

WATERBORO ME 04087
Sale Date: 9/19/2018

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
19.0416 - Pauline Deschenes retained life tenancy -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 50 MAIN ST SO. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	42,600	84,900	16,000	111,500		
1ST MORTGAGE 0			2013	42,600	84,900	16,000	111,500		
2ND MORTGAGE 0			2014	42,600	84,900	16,000	111,500		
Zone/Land Use 21 Village			2015	42,600	84,900	16,000	111,500		
Secondary Zone			2016	36,200	84,900	21,000	100,100		
Topography 1 Level			2017	36,200	84,900	21,000	100,100		
1.Level 4.Below St 7.Steep			2018	36,200	84,900	26,000	95,100		
2.Rolling 5.Low 8.Wet			2019	36,200	84,900	26,000	95,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	36,200	84,900	26,000	95,100		
Utilities 9 No Water/No Sewer			2021	39,900	84,900	30,380	94,420		
1.Public 4.Improve 7.Improve			2022	43,500	93,400	31,000	105,900		
2.Water 5.Improve 8.			2023	47,800	103,600	31,000	120,400		
3.Sewer 6.Improve 9.None			2024	53,600	117,600	31,000	140,200		
Street 1 Paved			2025	65,600	169,600	31,000	204,200		
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 9/19/2018			14.Rear Land				%		3.Topography
Price			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 8 Other Non Valid							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreege/Sites				33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21		0.43	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		0.43				
							44.Utility ROW		
							45.Camp Lot		
							46.Site Improve		

Waterboro

Map Lot **004-025A**


Account **376**

Location **787 MAIN STREET**

Card **1**

Of **1**

9/25/2024

Building Style 4 Cape Cod 1.Conv 5.Garr/Col 9.Other 2.Ranch 6.Split 10.Mohome 3.R Ranch 7.Contemp/ 11.Condo 4.Cape 8.Log 12.	SF Bsmt Living 0 Fin Bsmt Grade 0 0 OPEN 5 OPTIONAL 0 Heat Type 100% 1 Hot Water BB 1.HWB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.HWRAD 7.Electric 11. 4.Steam 8.Fl/WallM 12.	Layout 1 Typical 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. Attic 9 None 1.1/4 Fin 4.Full Fin 7.1/4 Unfi 2.1/2 Fin 5.F/Stair 8. 3.3/4 Fin 6.1/2 Unfi 9.None
Dwelling Units 1 Other Units 0	Cool Type 0% 9 None 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None	Insulation 1 Full 1.Full 4.Minimal 7. 2.Heavy 5.Unk 8. 3.Capped 6. 9.None
Stories 5 One & 3/4 Story 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9.	Kitchen Style 2 Typical 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None	Unfinished % 0% Grade & Factor 3 Average 100% 1.E Grade 4.B Grade 7.AAA Grad 2.D Grade 5.A Grade 8. 3.C Grade 6.AA Grade 9.Same
Exterior Walls 1 Wood Siding 0.Wood 4.Asb/Asph 8.Alum/Vin 1.Wood 5.T-111 9.Other 2.Wd Sh 6.Br/St 11. 3.Compos. 7.Nov 12.	Bath(s) Style 2 Typical Bath(s) 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None	SQFT (Footprint) 528 Condition 4 Average 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same
Roof Surface 1 Asphalt Shingles 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9.	# Rooms 0 # Bedrooms 3 # Full Baths 1 # Half Baths 1 # Addn Fixtures 0 # Fireplaces 0	Phys. % Good 0% Funct. % Good 100% Functional Code 9 None 1.Incomp 4.Small 7.Layout 2.O-Built 5.CDU 8.Other 3.Damage 6.Style 9.None
SF Masonry Trim 0 OPEN-3- 0 OPEN-4- 0 Year Built 1943 Year Remodeled 0	Foundation 2 Concrete Block 1.Concrete 4.Wood 7. 2.C Block 5.Slab 8. 3.Br/Stone 6.Prs/Post 9.	Econ. % Good 100% Economic Code None 0.None 3.Services 7. 1.Location 4.Traffic 8. 2.Encroach 9.None 9.
Basement 5 Crawl Space 1.1/4 Bmt 4.Full Bmt 7. 2.1/2 Bmt 5.None 8. 3.3/4 Bmt 6. 9.None		Entrance Code 0 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8. 3.Informed 6.Office 9.RS
Bsmt Gar # Cars 0		Information Code 0 1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.SNY
Wet Basement 1 Dry Basement 1.Dry 4. 7. 2.Damp 5. 8. 3.Wet 6. 9.		

Date Inspected

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	70	0 0	0	0	% 0	%	
1 One Story Frame	0	120	0 0	0	0	% 0	%	
22 Encl Frame Porch	0	98	0 0	0	0	% 0	%	
22 Encl Frame Porch	0	96	0 0	0	0	% 0	%	
24 Frame Shed	0	288	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

