

JACSON PROPERTIES LLC
721 MAIN STREET
WATERBORO ME 04087

B10067P312 B15062P568 B16441P106 B17504P938

Previous Owner
BINETTE, ALBERT J & LINDA M
ATTN: JACSON PROPERTIES LLC
467 CAPE RD
HOLLIS CENTER ME 04042
Sale Date: 6/29/2017

Previous Owner
REYNOLDS JESSE JAMES & LAURI ANN
205 LONG PLAINS ROAD

BUXTON ME 04093
Sale Date: 10/22/2012

Previous Owner
PATCH BARBARA E &
COURTWAY JUDITH
721 MAIN STREET
WATERBORO ME 04087
Sale Date: 1/17/2007

Inspection Witnessed By:

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

Notes:
19.0806 - added 24x56 brewery building -sb
2020 - check incomplete
24.0514 - changed homesite to commercial land; removed
70% factor for unimproved - vv

Waterboro

Property Data			Assessment Record						
Neighborhood 47 MAIN ST MID 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	74,800	33,500	10,000	98,300		
1ST MORTGAGE 0			2013	52,400	0	0	52,400		
2ND MORTGAGE 0			2014	52,400	33,500	0	85,900		
Zone/Land Use 45 General Purpose			2015	52,400	0	0	52,400		
Secondary Zone			2016	44,500	0	0	44,500		
Topography 2 Rolling			2017	44,500	0	0	44,500		
1.Level 4.Below St 7.Steep			2018	44,500	0	0	44,500		
2.Rolling 5.Low 8.Wet			2019	44,500	0	0	44,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	44,500	150,000	0	194,500		
Utilities 2 Public Water			2021	49,000	150,000	0	199,000		
1.Public 4.Improve 7.Improve			2022	53,400	150,000	0	203,400		
2.Water 5.Improve 8.			2023	58,800	150,000	0	208,800		
3.Sewer 6.Improve 9.None			2024	65,900	150,000	0	215,900		
Street 1 Paved			2025	70,000	199,600	0	269,600		
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 6/29/2017			14.Rear Land				%		3.Topography
Price 62,000			15.Misc				%		4.Size/Shape
Sale Type 1 Land Only							%		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 1 Conventional			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 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	36	0.56	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 0.56					44.Utility ROW
									45.Camp Lot
									46.Site Improve

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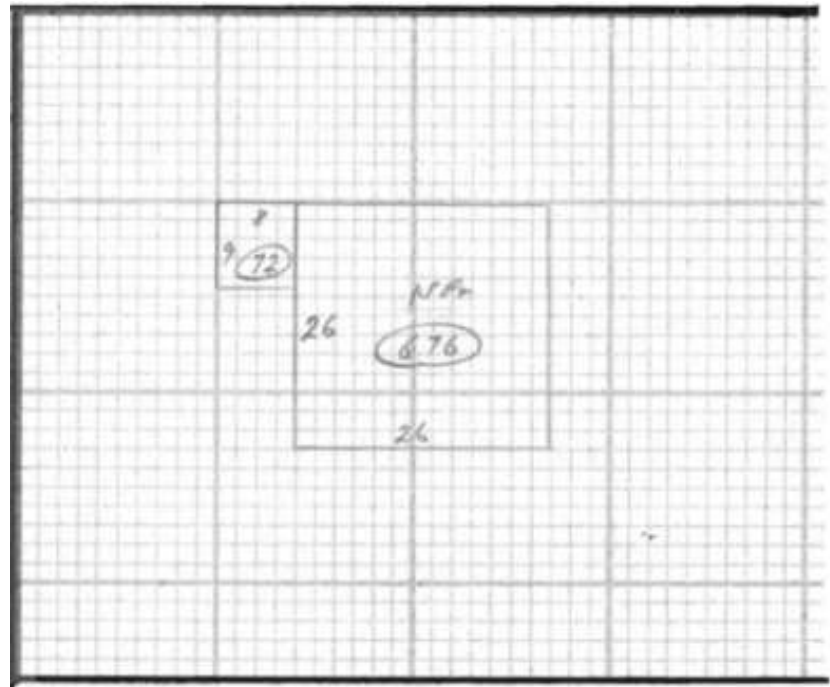
Map Lot 004-028

Account 303

Location 721 MAIN STREET

Card 1 Of 1 9/25/2024

Building Style	SF Bsmt Living		Layout	
1.Conv	5.Garr/Col	9.Other	1.Typical	4. 7.
2.Ranch	6.Split	10.Mohome	2.Inadeq	5. 8.
3.R Ranch	7.Contemp/	11.Condo	3.Not func	6. 9.
4.Cape	8.Log	12.	Attic	
Dwelling Units	1.HWBB	5.FWA	9.No Heat	Attic
Other Units	2.HWCI	6.GravWA	10.	1.1/4 Fin
Stories	3.HWRAD	7.Electric	11.	4.Full Fin
1.1	4.1.50	7.1.25	12.	7.1/4 Unfi
2.2	5.1.75	8.		2.1/2 Fin
3.3	6.2.50	9.		5.FI/Stair
Exterior Walls	4.Steam	8.FI/WallM	12.	8.
0.Wood	4.Asb/Asph	8.Alum/Vin		3.3/4 Fin
1.Wood	5.T-111	9.Other		6.1/2 Unfi
2.Wd Sh	6.Br/St	11.		9.None
3.Compos.	7.Nov	12.		Insulation
Roof Surface	1.Modern	4.Obsolete	7.	1.Full
1.Asphalt	4.Composit	7.		4.Minimal
2.Slate	5.Wood	8.		2.Heavy
3.Metal	6.Other	9.		5.Unk
SF Masonry Trim	3.H Pump	6.	9.None	8.
OPEN-3-	Kitchen Style			3.Capped
OPEN-4-	1.Modern	4.Obsolete	7.	9.None
Year Built	2.Typical	5.	8.	Unfinished %
Year Remodeled	3.Old Type	6.	9.None	Grade & Factor
Foundation	Bath(s) Style			1.E Grade
1.Concrete	1.Modern	4.Obsolete	7.	4.B Grade
2.C Block	2.Typical	5.	8.	7.AAA Grad
3.Br/Stone	3.Old Type	6.	9.None	8.
Basement	# Rooms			2.D Grade
1.1/4 Bmt	# Bedrooms			5.A Grade
2.1/2 Bmt	# Full Baths			6.AA Grade
3.3/4 Bmt	# Half Baths			9.Same
Bsmt Gar # Cars	# Addn Fixtures			SQFT (Footprint)
Wet Basement	# Fireplaces			Condition
1.Dry				1.Poor
2.Damp				4.Avg
3.Wet				7.V G
				2.Fair
				5.Avg+
				8.Exc
				3.Avg-
				6.Good
				9.Same
				Phys. % Good
				Funct. % Good
				Functional Code
				1.Incomp
				4.Small
				7.Layout
				2.O-Built
				5.CDU
				8.Other
				3.Damage
				6.Style
				9.None
				Econ. % Good
				Economic Code
				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	
218 STORE RETAIL	2018	1344	4 100	8	0	% 100	%	1.One Story Fram
111 CONC. SLAB	2018	1344	4 100	8	0	% 100	%	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