

HARMON JOHN J
40 SANFORD RD
WATERBORO ME 04087 3063

B10304P194 B16550P31 B17312P797

Previous Owner
SIMPSON, NICHOLAS A & ERICA J
ATTN: JOHN J HARMON
40 SANFORD RD
WATERBORO ME 04087
Sale Date: 9/01/2016

Previous Owner
SEARLES RONALD A & DEBRA R
C/O NICHOLAS A SIMPSON
40 SANFORD RD
WATERBORO ME 04087
Sale Date: 3/12/2013

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 47 MAIN ST MID 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	72,100	171,900	10,000	234,000		
1ST MORTGAGE 0			2013	72,100	171,900	0	244,000		
2ND MORTGAGE 0			2014	72,100	171,900	0	244,000		
Zone/Land Use 45 General Purpose			2015	72,100	171,900	10,000	234,000		
Secondary Zone			2016	60,900	171,900	15,000	217,800		
Topography 1 Level			2017	60,900	171,900	15,000	217,800		
1.Level 4.Below St 7.Steep			2018	60,900	171,900	0	232,800		
2.Rolling 5.Low 8.Wet			2019	60,900	171,900	0	232,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	60,900	171,900	0	232,800		
Utilities 9 No Water/No Sewer			2021	67,000	171,900	0	238,900		
1.Public 4.Improve 7.Improve			2022	73,100	189,100	0	262,200		
2.Water 5.Improve 8.			2023	80,400	209,700	0	290,100		
3.Sewer 6.Improve 9.None			2024	90,100	235,500	0	325,600		
Street 1 Paved			2025	72,100	308,800	0	380,900		
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 9/01/2016			14.Rear Land				%		3.Topography
Price 270,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		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 1 Conventional			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 1 Arms Length Sale			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	0.50	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26	1.34	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified 1 Buyer			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		1.84				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 004-042B


Account 396

Location 40 SANFORD ROAD

Card 1

Of 1

9/25/2024

Building Style	1 Conventional	SF Bsmt Living	0	Layout	1 Typical			
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 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	1		2.HWCI	6.GravWA	10.			
Other Units	0		3.HWRAD	7.Electric	11.			
Stories	2 Two 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 Aluminum/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	0	1.Poor			
OPEN-3-	0		# Bedrooms	4	4.Avg			
OPEN-4-	0		# Full Baths	2	7.V G			
Year Built	2007		# Half Baths	0	8.Exc			
Year Remodeled	0		# Addn Fixtures	1	9.Same			
Foundation	1 Concrete		# Fireplaces	0	Phys. % Good			
1.Concrete	4.Wood	7.				Funct. % Good		
2.C Block	5.Slab	8.				Functional Code	9 None	
3.Br/Stone	6.Prs/Post	9.				1.Incomp	4.Small	7.Layout
Basement	4 Full Basement					2.O-Built	5.CDU	8.Other
1.1/4 Bmt	4.Full Bmt	7.				3.Damage	6.Style	9.None
2.1/2 Bmt	5.None	8.				Econ. % Good	100%	Economic Code
3.3/4 Bmt	6.	9.None				0.None	3.Services	7.
Bsmt Gar # Cars	0					1.Location	4.Traffic	8.
Wet Basement	1 Dry Basement					2.Encroach	9.None	9.
1.Dry	4.	7.				Entrance Code	0	1.Interior
2.Damp	5.	8.	1.Refusal	4.Vacant	7.			
3.Wet	6.	9.	3.Informed	5.Estimate	8.			
			Information Code	0	9.RS			
			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
					%	%	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

