

WISHFLOWER PROPERTIES LLC
34 ENTERPRISE ROAD
LIMERICK ME 04048

B9828P209 B15305P152 B15741P719 B16629P833

Previous Owner
CASTALDO CARMINE A
CASTALDO, DONNA L
558 NEW DAM RD
N WATERBORO ME 04061
Sale Date: 1/15/2021

Previous Owner
GOODALL H D HOSPITAL
25 JUNE STREET
SANFORD ME 04073
Sale Date: 11/26/2007

SANFORD ME 04073
Sale Date: 11/26/2007

Inspection Witnessed By:

X	Date	Date Insp.
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	104,000	146,000	0	250,000		
1ST MORTGAGE 0			2013	104,000	146,000	0	250,000		
2ND MORTGAGE 0			2014	104,000	146,400	0	250,400		
Zone/Land Use 45 General Purpose			2015	104,000	146,400	0	250,400		
Secondary Zone			2016	93,600	146,400	0	240,000		
Topography 2 Rolling			2017	93,600	146,400	0	240,000		
1.Level 4.Below St 7.Steep			2018	93,600	146,400	0	240,000		
2.Rolling 5.Low 8.Wet			2019	93,600	146,400	0	240,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	93,600	146,400	0	240,000		
Utilities 1 All Public			2021	103,000	146,400	0	249,400		
1.Public 4.Improve 7.Improve			2022	112,300	161,100	0	273,400		
2.Water 5.Improve 8.			2023	123,600	178,600	0	302,200		
3.Sewer 6.Improve 9.None			2024	138,500	201,900	0	340,400		
Street 1 Paved			2025	130,000	270,800	0	400,800		
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 1/15/2021	14.Rear Land			%		4.Size/Shape
Price 296,000			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 1 Arms Length Sale						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				34.Frontage	
2.Related 5.Partial 8.Other				36	1.04	100	%	0	35.Triangular Lot
3.Distress 6.Exempt 9.			21.Homesite (Frac			%		36.Commercial	
Verified 5 Public Record			22.Vacant Lot (Fr			%		37.Softwood	
1.Buyer 4.Agent 7.Family			23.Non Conforming			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			Acres			%		39.Hardwood	
3.Lender 6.MLS 9.			24.Excess (5-10)			%		40.Wasteland	
			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			Total Acreage		1.04			46.Site Improve	

Waterboro

Map Lot 005-006


Account 420

Location 337 MAIN STREET

Card 1

Of 1

9/23/2024

Building Style	2 Ranch	SF Bsmt Living	0	Layout	1 Typical				
1.Conv	5.Garr/Col	Fin Bsmt Grade	0 0	1.Typical	4. 7.				
2.Ranch	6.Split	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.				
3.R Ranch	7.Contemp/	Heat Type	100% 1 Hot Water BB	3.Not func	6. 9.				
4.Cape	8.Log	1.HWBB	5.FWA	9.No Heat	Attic 0				
Dwelling Units 1		2.HWCI	6.GravWA	10.	1.1/4 Fin				
Other Units 0		3.HWRAD	7.Electric	11.	4.Full Fin				
Stories	1 One Story	4.Steam	8.F/WallM	12.	7.1/4 Unfi				
1.1	4.1.50	Cool Type	0% 9 None	Insulation	1 Full				
2.2	5.1.75	1.Refrigt	4.W&C Air	7.	1.Full				
3.3	6.2.50	2.Evapor	5.	8.	4.Minimal				
Exterior Walls 3 Composition		3.H Pump	6.	9.None	2.Heavy				
0.Wood	4.Asb/Asph	Kitchen Style	2 Typical	Unfinished %	0%				
1.Wood	5.T-111	1.Modern	4.Obsolete	7.	3.Average				
2.Wd Sh	6.Br/St	2.Typical	5.	8.	100%				
3.Compos.	7.Nov	3.Old Type	6.	9.None	1.E Grade				
Roof Surface 1 Asphalt Shingles		Bath(s) Style	2 Typical Bath(s)	Grade & Factor	3 Average 100%				
1.Asphalt	4.Composit	1.Modern	4.Obsolete	7.	4.B Grade				
2.Slate	5.Wood	2.Typical	5.	8.	7.AAA Grad				
3.Metal	6.Other	3.Old Type	6.	9.None	2.D Grade				
SF Masonry Trim 0		# Rooms	5	SQFT (Footprint)	1008				
OPEN-3-	0	# Bedrooms	3	Condition	6 Good				
OPEN-4-	0	# Full Baths	1	1.Poor	4.Avg				
Year Built	1987	# Half Baths	0	2.Fair	5.Avg+				
Year Remodeled	0	# Addn Fixtures	0	3.Avg-	6.Good				
Foundation	1 Concrete	# Fireplaces	0	Phys. % Good	0%				
1.Concrete	4.Wood					Funct. % Good	100%		
2.C Block	5.Slab					Functional Code	9 None		
3.Br/Stone	6.Prs/Post					1.Incomp	4.Small	7.Layout	
Basement 4 Full Basement						2.O-Built	5.CDU	8.Other	
1.1/4 Bmt	4.Full Bmt					3.Damage	6.Style	9.None	
2.1/2 Bmt	5.None					Econ. % Good	100%	Economic Code	None
3.3/4 Bmt	6.					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.					Entrance Code	0		
2.Damp	5.	1.Interior	4.Vacant	7.					
3.Wet	6.	2.Refusal	5.Estimate	8.					
Date Inspected		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					

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	264	0 0	0	0	0 %	0 %	1.One Story Fram
111 CONC. SLAB	0	264	0 0	0	0	0 %	0 %	2.Two Story Fram
1 One Story Frame	2010	720	3 100	7	80	% 90	%	3.Three Story Fr
24 Frame Shed	0	192	0 0	0	0	% 0	%	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