

COTE REYNALD J & LAURIE A
174 MAIN STREET
EAST WATERBORO ME 04030

B8501P225

Property Data			Assessment Record							
Neighborhood 45 MAIN ST E. VILL 202/4			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	65,200	154,100	10,000	209,300			
1ST MORTGAGE 0			2013	65,200	154,100	10,000	209,300			
2ND MORTGAGE 0			2014	65,200	154,100	10,000	209,300			
Zone/Land Use 21 Village			2015	65,200	154,100	10,000	209,300			
Secondary Zone			2016	55,400	154,100	15,000	194,500			
Topography 1 Level			2017	55,400	154,100	15,000	194,500			
1.Level 4.Below St 7.Steep			2018	55,400	154,100	20,000	189,500			
2.Rolling 5.Low 8.Wet			2019	55,400	154,100	20,000	189,500			
3.Above St 6.Swampy 9.Lev/Roll			2020	55,400	155,300	20,000	190,700			
Utilities 9 No Water/No Sewer			2021	60,900	155,300	24,500	191,700			
1.Public 4.Improve 7.Improve			2022	66,500	170,800	25,000	212,300			
2.Water 5.Improve 8.			2023	73,100	189,500	25,000	237,600			
3.Sewer 6.Improve 9.None			2024	82,000	213,500	25,000	270,500			
Street 1 Paved			2025	100,400	287,600	25,000	363,000			
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			14.Rear Land				%		3.Topography	
Price			15.Misc				%		4.Size/Shape	
Sale Type							%		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			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			Fract. Acre		Acreege/Sites				32.Pasture	
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.00	100	%	0	33.Orchard	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	24	0.15	100	%	0	34.Frontage	
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot	
Verified			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 1.15							43.Condo Site
										44.Utility ROW
										45.Camp Lot
										46.Site Improve

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Map Lot 005-049

Account 497

Location 174 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	9.Other		Fin Bsmt Grade	0 0	1.Typical	4.	7.			
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL	0	2.Inadeq	5.	8.			
3.R Ranch	7.Contemp/	11.Condo		Heat Type	100% 1 Hot Water BB	3.Not func	6.	9.			
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	1 One Story			4.Steam	8.F/WallM	12.					
1.1	4.1.50	7.1.25		Cool Type	0% 9 None			Attic	9 None		
2.2	5.1.75	8.		1.Refrig	4.W&C Air	7.			1.1/4 Fin	4.Full Fin	7.1/4 Unfi
3.3	6.2.50	9.		2.Evapor	5.	8.			2.1/2 Fin	5.F/Stair	8.
Exterior Walls	2 Wood Shingle			3.H Pump	6.	9.None			3.3/4 Fin	6.1/2 Unfi	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	2 Typical			Insulation	1 Full		
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.			1.Full	4.Minimal	7.
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.			2.Heavy	5.Unk	8.
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None			3.Capped	6.	9.None
Roof Surface	1 Asphalt Shingles			Bath(s) Style	2 Typical Bath(s)			Unfinished %	0%		
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.		Grade & Factor	3 Average 100%		
2.Slate	5.Wood	8.		2.Typical	5.	8.		1.E Grade	4.B Grade	7.AAA Grad	
3.Metal	6.Other	9.		3.Old Type	6.	9.None		2.D Grade	5.A Grade	8.	
SF Masonry Trim	3							3.C Grade	6.AA Grade	9.Same	
OPEN-3-	0			# Rooms	5			SQFT (Footprint)	960		
OPEN-4-	0			# Bedrooms	2			Condition	5 Above Average		
Year Built	1965			# Full Baths	1			1.Poor	4.Avg	7.V G	
Year Remodeled	2003			# Half Baths	0			2.Fair	5.Avg+	8.Exc	
Foundation	1 Concrete			# Addn Fixtures	0			3.Avg-	6.Good	9.Same	
1.Concrete	4.Wood	7.		# Fireplaces	0			Phys. % Good	0%		
2.C Block	5.Slab	8.						Funct. % Good	100%		
3.Br/Stone	6.Prs/Post	9.						Functional Code	9 None		
Basement	4 Full Basement							1.Incomp	4.Small	7.Layout	
1.1/4 Bmt	4.Full Bmt	7.						2.O-Built	5.CDU	8.Other	
2.1/2 Bmt	5.None	8.						3.Damage	6.Style	9.None	
3.3/4 Bmt	6.	9.None						Econ. % Good	100%		
Bsmt Gar # Cars	0							Economic Code	None		
Wet Basement	1 Dry Basement							0.None	3.Services	7.	
1.Dry	4.	7.						1.Location	4.Traffic	8.	
2.Damp	5.	8.						2.Encroach	9.None	9.	
3.Wet	6.	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	
1 One Story Frame	2005	576	3 100	7	95 %	100 %		1.One Story Fram
1 One Story Frame	2005	112	3 100	7	95 %	100 %		2.Two Story Fram
68 Wood Deck	0	320	0 0	0	0 %	0 %		3.Three Story Fr
60 1.25 ST Gar	0	720	0 0	0	0 %	0 %		4.1 & 1/2 Story
24 Frame Shed	2000	120	3 100	7	95 %	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

