

SACO REALTY ASSOCIATES LLC
PO BOX 772
WATERBORO ME 04087

B5013P294 B17745P472 B18232P491 B18366P933

Previous Owner
CHADBOURNE DENNIS S
83 COUNTY ROAD

GORHAM ME 04038
Sale Date: 8/31/2020

Previous Owner
CHADBOURNE DEMETRIA L
83 COUNTY ROAD

GORHAM ME 04038
Sale Date: 4/23/2020

Inspection Witnessed By:

X	Date	
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 43 SOKOKIS TRAIL RT5 S			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	70,400	25,500	0	95,900		
1ST MORTGAGE 0			2013	70,400	25,500	0	95,900		
2ND MORTGAGE 0			2014	70,400	25,500	0	95,900		
Zone/Land Use 21 Village			2015	70,400	25,500	0	95,900		
Secondary Zone			2016	59,000	25,500	0	84,500		
Topography 3 Above Street			2017	59,000	25,500	0	84,500		
1.Level 4.Below St 7.Steep			2018	59,000	25,500	0	84,500		
2.Rolling 5.Low 8.Wet			2019	59,000	25,500	0	84,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	59,000	25,500	0	84,500		
Utilities 9 No Water/No Sewer			2021	64,900	25,500	0	90,400		
1.Public 4.Improve 7.Improve			2022	70,800	28,000	0	98,800		
2.Water 5.Improve 8.			2023	77,900	31,100	0	109,000		
3.Sewer 6.Improve 9.None			2024	87,400	35,100	0	122,500		
Street 1 Paved			2025	109,000	45,500	0	154,500		
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 8/31/2020			14.Rear Land				%		3.Topography
Price 125,000			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 9 Unknown			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 8 Other Non Valid			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	3.60	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified 5 Public Record			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		4.60				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 005-050


Account 499

Location 200 MAIN STREET

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	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	Attic	9 None
Dwelling Units	1	2.HWCI	6.GravWA 10.	1.1/4 Fin	4.Full Fin 7.1/4 Unfi
Other Units	0	3.HWRAD	7.Electric 11.	2.1/2 Fin	5.FI/Stair 8.
Stories	4 One & 1/2 Story	4.Steam	8.FI/WallM 12.	3.3/4 Fin	6.1/2 Unfi 9.None
1.1	4.1.50 7.1.25	Cool Type	0% 9 None	Insulation	1 Full
2.2	5.1.75 8.	1.Refrig	4.W&C Air 7.	1.Full	4.Minimal 7.
3.3	6.2.50 9.	2.Evapor	5. 8.	2.Heavy	5.Unk 8.
Exterior Walls	1 Wood Siding	3.H Pump	6. 9.None	3.Capped	6. 9.None
0.Wood	4.Asb/Asph 8.Alum/Vin	Kitchen Style	3 Old Style	Unfinished %	0%
1.Wood	5.T-111 9.Other	1.Modern	4.Obsolete 7.	Grade & Factor	3 Average 100%
2.Wd Sh	6.Br/St 11.	2.Typical	5. 8.	1.E Grade	4.B Grade 7.AAA Grad
3.Compos.	7.Nov 12.	3.Old Type	6. 9.None	2.D Grade	5.A Grade 8.
Roof Surface	3 Metal	Bath(s) Style	3 Old Style	3.C Grade	6.AA Grade 9.Same
1.Asphalt	4.Composit 7.	1.Modern	4.Obsolete 7.	SQFT (Footprint)	616
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	1 Poor
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G
SF Masonry Trim	0	# Rooms	11	2.Fair	5.Avg+ 8.Exc
OPEN-3-	0	# Bedrooms	4	3.Avg-	6.Good 9.Same
OPEN-4-	0	# Full Baths	2	Phys. % Good	50%
Year Built	1930	# Half Baths	1	Funct. % Good	50%
Year Remodeled	0	# Addn Fixtures	0	Functional Code	3 Damage
Foundation	3 Brick &/or Stone	# Fireplaces	0	1.Incomp	4.Small 7.Layout
1.Concrete	4.Wood 7.				
2.C Block	5.Slab 8.				
3.Br/Stone	6.Prs/Post 9.				
Basement	4 Full Basement				
1.1/4 Bmt	4.Full Bmt 7.				
2.1/2 Bmt	5.None 8.				
3.3/4 Bmt	6. 9.None				
Bsmt Gar # Cars	0				
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	
21 Open Frame	0	400	0 0	0	0	% 0	%	1.One Story Fram
1 One Story Frame	0	403	0 0	0	0	% 0	%	2.Two Story Fram
1 One Story Frame	0	105	0 0	0	0	% 0	%	3.Three Story Fr
2 Two Story Frame	0	528	0 0	0	0	% 0	%	4.1 & 1/2 Story
24 Frame Shed	0	170	0 0	0	0	% 0	%	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

