

TWG WATERBORO LLC
1040 MAIN STREET
WATERBORO ME 04087

B17521P129 B18642P311

Previous Owner
PROPER MICAH B JT
RYAN-PROPER, MELISSA
41 CHADBOURNE RIDGE RD
HOLLIS ME 04042
Sale Date: 4/23/2021

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
16.1205 - SPLIT FROM 18-7, TOOK SOME BUILDINGS WITH IT. -AK
18.0613 - added .04 acres transferred from 018-007 -sb

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																												
Neighborhood 50 MAIN ST SO. VILL 202/4			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																								
Tree Growth Year 0			2018	40,600	32,000	0	72,600																																																																																																																																																																																																								
1ST MORTGAGE 0			2019	41,500	32,000	0	73,500																																																																																																																																																																																																								
2ND MORTGAGE 0			2020	41,500	32,000	0	73,500																																																																																																																																																																																																								
Zone/Land Use 21 Village			2021	45,600	32,000	0	77,600																																																																																																																																																																																																								
Secondary Zone			2022	49,800	35,200	0	85,000																																																																																																																																																																																																								
Topography 1 Level			2023	54,800	39,000	0	93,800																																																																																																																																																																																																								
1.Level 4.Below St 7.Steep			2024	61,400	43,800	0	105,200																																																																																																																																																																																																								
2.Rolling 5.Low 8.Wet			2025	75,400	50,700	0	126,100																																																																																																																																																																																																								
3.Above St 6.Swampy 9.Lev/Roll																																																																																																																																																																																																															
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LAND USE 0			<table border="1"> <thead> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr><td>11.Ossipee WF</td><td></td><td></td><td></td><td>%</td><td></td><td>1.Unimproved</td></tr> <tr><td>12.Arrowhead WF</td><td></td><td></td><td></td><td>%</td><td></td><td>2.Excess Ftg /De</td></tr> <tr><td>13.Waterfront</td><td></td><td></td><td></td><td>%</td><td></td><td>3.Topography</td></tr> <tr><td>14.Rear Land</td><td></td><td></td><td></td><td>%</td><td></td><td>4.Size/Shape</td></tr> <tr><td>15.Misc</td><td></td><td></td><td></td><td>%</td><td></td><td>5.Access or Rear</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>6.Restriction</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>7.Open Space</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>8.View/Environ</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>9.Fract Share</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>Acres</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>30.Rear (201+)</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>31.Tillable/Horti</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>32.Pasture</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>33.Orchard</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>34.Frontage</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>35.Triangular Lot</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>36.Commercial</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>37.Softwood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>38.Mixed Wood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>39.Hardwood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>40.Wasteland</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>41.Gravel Pit (Ac</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>42.Mobile Home Si</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>43.Condo Site</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>44.Utility ROW</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>45.Camp Lot</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>46.Site Improve</td></tr> </tbody> </table>					Front Foot	Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code	11.Ossipee WF				%		1.Unimproved	12.Arrowhead WF				%		2.Excess Ftg /De	13.Waterfront				%		3.Topography	14.Rear Land				%		4.Size/Shape	15.Misc				%		5.Access or Rear					%		6.Restriction					%		7.Open Space					%		8.View/Environ					%		9.Fract Share					%		Acres					%		30.Rear (201+)					%		31.Tillable/Horti					%		32.Pasture					%		33.Orchard					%		34.Frontage					%		35.Triangular Lot					%		36.Commercial					%		37.Softwood					%		38.Mixed Wood					%		39.Hardwood					%		40.Wasteland					%		41.Gravel Pit (Ac					%		42.Mobile Home Si					%		43.Condo Site					%		44.Utility ROW					%		45.Camp Lot					%		46.Site Improve
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1.Land 4.Mobile 7.			14.Rear Land		19.Condominium																																																																																																																																																																																																										
2.L & B 5.Other 8.			15.Misc		20.Pavement																																																																																																																																																																																																										
3.Building 6. 9.			Fract. Acre		Acres/Sites																																																																																																																																																																																																										
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1.Convent 4.Seller 7.			22.Vacant Lot (Fr		23.Non Conforming																																																																																																																																																																																																										
2.FHA/VA 5.Private 8.			23.Non Conforming		Acres																																																																																																																																																																																																										
3.Assumed 6.Cash 9.Unknown			24.Excess (5-10)		25.Excess (10+)																																																																																																																																																																																																										
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1.Valid 4.Split 7.Renovate			26.Excess		27.Rear (1-100)																																																																																																																																																																																																										
2.Related 5.Partial 8.Other			27.Rear (1-100)		28.Rear (101-150)																																																																																																																																																																																																										
3.Distress 6.Exempt 9.			28.Rear (101-150)		29.Rear (151-200)																																																																																																																																																																																																										
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