

DORA PEREZ & JOSE ALEXANDER RAMOS-DUBON
 MARIA C & JOSE D PEREZ
 999 MAIN STREET
 WATERBORO ME 04087

B17061P459 B17222P444 B17933P837 B19272P121

Previous Owner
 PEREZ, DORA
 RAMOS-DUBON, JOSE ALEXANDER
 999 MAIN STREET
 WATERBORO ME 04087
 Sale Date: 10/24/2023

Previous Owner
 EMERY, JUDITH A
 999 MAIN ST
 WATERBORO ME 04087
 Sale Date: 6/30/2023

Previous Owner
 CHOQUETTE SARAH C
 ATTN: JUDITH EMERY
 999 MAIN ST
 WATERBORO ME 04087
 Sale Date: 4/18/2019

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 16.0202 - interior renovations -ak
 23.1219 - changed to 1.5st, added fireplace, heat pump cooling, 3rd bedroom; per real estate data from recent sale -vw

Waterboro

Property Data			Assessment Record																																																																																																																																																																																		
Neighborhood 50 MAIN ST SO. VILL 202/4			Year	Land	Buildings	Exempt	Total																																																																																																																																																																														
Tree Growth Year 0			2012	48,200	75,100	0	123,300																																																																																																																																																																														
1ST MORTGAGE 0			2013	48,200	75,100	0	123,300																																																																																																																																																																														
2ND MORTGAGE 0			2014	48,200	75,100	0	123,300																																																																																																																																																																														
Zone/Land Use 21 Village			2015	48,200	75,100	0	123,300																																																																																																																																																																														
Secondary Zone			2016	40,600	93,800	0	134,400																																																																																																																																																																														
Topography 1 Level			2017	40,600	93,800	0	134,400																																																																																																																																																																														
1.Level 4.Below St 7.Steep			2018	40,600	93,800	0	134,400																																																																																																																																																																														
2.Rolling 5.Low 8.Wet			2019	40,600	93,800	0	134,400																																																																																																																																																																														
3.Above St 6.Swampy 9.Lev/Roll			2020	40,600	93,800	0	134,400																																																																																																																																																																														
Utilities 2 Public Water			2021	44,700	93,800	0	138,500																																																																																																																																																																														
1.Public 4.Improve 7.Improve			2022	48,800	103,200	0	152,000																																																																																																																																																																														
2.Water 5.Improve 8.			2023	53,600	114,500	0	168,100																																																																																																																																																																														
3.Sewer 6.Improve 9.None			2024	60,200	128,600	0	188,800																																																																																																																																																																														
Street 1 Paved			2025	74,500	250,400	0	324,900																																																																																																																																																																														
1.Paved 4.Proposed 7.ROW			<table border="1"> <thead> <tr> <th colspan="2">Front Foot</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Type</th> <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>1.Unimproved</td></tr> <tr><td>12.Arrowhead WF</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>3.Topography</td></tr> <tr><td>14.Rear Land</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>5.Access or Rear</td></tr> <tr><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>7.Open Space</td></tr> <tr><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>9.Fract Share</td></tr> <tr><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>30.Rear (201+)</td></tr> <tr><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>32.Pasture</td></tr> <tr><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>34.Frontage</td></tr> <tr><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>36.Commercial</td></tr> <tr><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>38.Mixed Wood</td></tr> <tr><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>40.Wasteland</td></tr> <tr><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>42.Mobile Home Si</td></tr> <tr><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>44.Utility ROW</td></tr> <tr><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>46.Site Improve</td></tr> </tbody> </table>					Front Foot		Effective		Influence		Influence Codes	Type	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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3.Lender 6.MLS 9.																																																																																																																																																																																					

Waterboro

Map Lot 019-005

Account 1696

Location 999 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% 5 Force Warm Air			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.F/Stair 8.				
Stories 4 One & 1/2 Story				4.Steam	8.F/WallM 12.			3.3/4 Fin	6.1/2 Unfi 9.None				
1.1	4.1.50	7.1.25		Cool Type	100% 3 Heat Pump			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 8 Alumunum/Vinyl				3.H Pump	6. 9.None			3.Capped	6. 9.None				
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style 2 Typical			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 1 Asphalt Shingles				Bath(s) Style 2 Typical Bath(s)			3.C Grade			6.AA Grade 9.Same			
1.Asphalt	4.Composit 7.			1.Modern	4.Obsolete 7.			SQFT (Footprint) 864					
2.Slate	5.Wood	8.		2.Typical	5. 8.			Condition 5 Above Average					
3.Metal	6.Other	9.		3.Old Type	6. 9.None			1.Poor	4.Avg	7.V G			
SF Masonry Trim 0				# Rooms 6			2.Fair			5.Avg+ 8.Exc			
OPEN-3- 0				# Bedrooms 3			3.Avg-			6.Good 9.Same			
OPEN-4- 0				# Full Baths 1			Phys. % Good 0%						
Year Built 1948				# Half Baths 0			Funct. % Good 100%						
Year Remodeled 0				# Addn Fixtures 0			Functional Code 9 None						
Foundation 1 Concrete				# Fireplaces 1			1.Incomp			4.Small	7.Layout		
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>			2.O-Built			5.CDU	8.Other		
2.C Block	5.Slab	8.					3.Damage			6.Style 9.None			
3.Br/Stone	6.Prs/Post	9.					Econ. % Good 100%			Economic Code None			
Basement 4 Full Basement							0.None			3.Services 7.			
1.1/4 Bmt	4.Full Bmt	7.					1.Location			4.Traffic 8.			
2.1/2 Bmt	5.None	8.					2.Encroach			9.None 9.			
3.3/4 Bmt	6.	9.None					Entrance Code 0						
Bsmt Gar # Cars 0							1.Interior			4.Vacant	7.		
Wet Basement 1 Dry Basement							2.Refusal			5.Estimate 8.			
1.Dry	4.	7.					3.Informed			6.Office 9.RS			
2.Damp	5.	8.		Information Code 0									
3.Wet	6.	9.		1.Owner			4.Agent	7.					
				2.Relative			5.Estimate 8.						
				3.Tenant			6.Other 9.SNY						



Date Inspected 1/25/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
59 Encl. Porch	0	96	0 0	0	0	% 0	%	1.One Story Fram
27 Unfin Basement	0	96	0 0	0	0	% 0	%	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

