

GUILLERAULT, JACOB ANDREW
KAPLER, TRAINOR
977 MAIN STREET
WATERBORO ME 04087

B5446P36 B17194P831 B18857P895

Previous Owner
TURGEON AUDREY A
55 GORE ROAD

ALFRED ME 04002
Sale Date: 11/01/2021

Previous Owner
DURFEE NANCY R
C/O ANGELA SANBORN
PO BOX 514
ALFRED ME 04002
Sale Date: 3/08/2016

Inspection Witnessed By:

| X | Date | |
|----------|-------------|------------|
| No./Date | Description | Date Insp. |
| | | |
| | | |
| | | |

Notes:

| Property Data | | | Assessment Record | | | | | | |
|-----------------------------------------------|--|--|---------------------------|----------------------|------------------|--------------|------------------|-------------|------------------------|
| Neighborhood 50 MAIN ST SO. VILL 202/4 | | | Year | Land | Buildings | Exempt | Total | | |
| Tree Growth Year 0 | | | 2012 | 62,900 | 67,100 | 0 | 130,000 | | |
| 1ST MORTGAGE 0 | | | 2013 | 62,900 | 67,100 | 0 | 130,000 | | |
| 2ND MORTGAGE 0 | | | 2014 | 62,900 | 67,100 | 0 | 130,000 | | |
| Zone/Land Use 21 Village | | | 2015 | 62,900 | 67,100 | 0 | 130,000 | | |
| Secondary Zone | | | 2016 | 53,300 | 67,100 | 0 | 120,400 | | |
| Topography 1 Level | | | 2017 | 53,300 | 67,100 | 0 | 120,400 | | |
| 1.Level 4.Below St 7.Steep | | | 2018 | 53,300 | 67,100 | 0 | 120,400 | | |
| 2.Rolling 5.Low 8.Wet | | | 2019 | 53,300 | 67,100 | 0 | 120,400 | | |
| 3.Above St 6.Swampy 9.Lev/Roll | | | 2020 | 53,300 | 67,100 | 0 | 120,400 | | |
| Utilities 2 Public Water | | | 2021 | 58,600 | 67,100 | 0 | 125,700 | | |
| 1.Public 4.Improve 7.Improve | | | 2022 | 64,000 | 73,800 | 0 | 137,800 | | |
| 2.Water 5.Improve 8. | | | 2023 | 70,400 | 81,900 | 0 | 152,300 | | |
| 3.Sewer 6.Improve 9.None | | | 2024 | 78,900 | 92,000 | 0 | 170,900 | | |
| Street 1 Paved | | | 2025 | 95,700 | 130,900 | 0 | 226,600 | | |
| 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 11/01/2021 | | | 14.Rear Land | | | | % | | 3.Topography |
| Price 215,000 | | | 15.Misc | | | | % | | 4.Size/Shape |
| Sale Type 2 Land & Buildings | | | | | | | % | | 5.Access or Rear |
| 1.Land 4.Mobile 7. | | | | | | | % | | 6.Restriction |
| 2.L & B 5.Other 8. | | | Square Foot | Square Feet | | | | | 7.Open Space |
| 3.Building 6. 9. | | | 16.Regular Lot | | | | % | | 8.View/Environ |
| Financing 9 Unknown | | | 17.Secondary Lot | | | | % | | 9.Fract Share |
| 1.Convent 4.Seller 7. | | | 18.Excess Land | | | | % | | Acres |
| 2.FHA/VA 5.Private 8. | | | 19.Condominium | | | | % | | 30.Rear (201+) |
| 3.Assumed 6.Cash 9.Unknown | | | 20.Pavement | | | | % | | 31.Tillable/Horti |
| Validity 1 Arms Length Sale | | | | | | | % | | 32.Pasture |
| 1.Valid 4.Split 7.Renovate | | | Fract. Acre | Acreege/Sites | | | | | 33.Orchard |
| 2.Related 5.Partial 8.Other | | | 21.Homesite (Frac | 21 | 0.90 | 100 | % | 0 | 34.Frontage |
| 3.Distress 6.Exempt 9. | | | 22.Vacant Lot (Fr | 26 | 0.85 | 100 | % | 0 | 35.Triangular Lot |
| Verified 5 Public Record | | | 23.Non Conforming | | | | % | | 36.Commercial |
| 1.Buyer 4.Agent 7.Family | | | Acres | | | | % | | 37.Softwood |
| 2.Seller 5.Pub Rec 8.Other | | | 24.Excess (5-10) | | | | % | | 38.Mixed Wood |
| 3.Lender 6.MLS 9. | | | 25.Excess (10+) | | | | % | | 39.Hardwood |
| | | | 26.Excess | | | | % | | 40.Wasteland |
| | | | 27.Rear (1-100) | | | | % | | 41.Gravel Pit (Ac |
| | | | 28.Rear (101-150) | | | | % | | 42.Mobile Home Si |
| | | | 29.Rear (151-200) | | | | % | | 43.Condo Site |
| | | | Total Acreage 1.75 | | | | | | 44.Utility ROW |
| | | | | | | | | | 45.Camp Lot |
| | | | | | | | | | 46.Site Improveme |

Waterboro

Map Lot 019-010

Account 1701

Location 977 MAIN STREET

Card 1

Of 1

9/23/2024

| | | | | | |
|-----------------|---------------------------|----------------|-----------------|--------------------------|-----------------------|
| Building Style | 4 Cape Cod | SF Bsmt Living | 0 | Layout | 0 |
| 1.Conv | 5.Garr/Col | 9.Other | Fin Bsmt Grade | 0 0 | 1.Typical |
| 2.Ranch | 6.Split | 10.Mohome | OPEN 5 OPTIONAL | 0 | 2.Inadeq |
| 3.R Ranch | 7.Contemp/ | 11.Condo | Heat Type | 100% | 1 Hot Water BB |
| 4.Cape | 8.Log | 12. | 1.HWBB | 5.FWA | 9.No Heat |
| Dwelling Units | 1 | | 2.HWCI | 6.GravWA | 10. |
| Other Units | 1 | | 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 |
| 2.2 | 5.1.75 | 8. | 1.Refrig | 4.W&C Air | 7. |
| 3.3 | 6.2.50 | 9. | 2.Evapor | 5. | 8. |
| Exterior Walls | 1 Wood Siding | | 3.H Pump | 6. | 9.None |
| 0.Wood | 4.Asb/Asph | 8.Alum/Vin | Kitchen Style | 2 Typical | |
| 1.Wood | 5.T-111 | 9.Other | 1.Modern | 4.Obsolete | 7. |
| 2.Wd Sh | 6.Br/St | 11. | 2.Typical | 5. | 8. |
| 3.Compos. | 7.Nov | 12. | 3.Old Type | 6. | 9.None |
| Roof Surface | 1 Asphalt Shingles | | Bath(s) Style | 2 Typical Bath(s) | |
| 1.Asphalt | 4.Composit | 7. | 1.Modern | 4.Obsolete | 7. |
| 2.Slate | 5.Wood | 8. | 2.Typical | 5. | 8. |
| 3.Metal | 6.Other | 9. | 3.Old Type | 6. | 9.None |
| SF Masonry Trim | 0 | | # Rooms | 4 | |
| OPEN-3- | 0 | | # Bedrooms | 2 | |
| OPEN-4- | 0 | | # Full Baths | 1 | |
| Year Built | 1948 | | # Half Baths | 0 | |
| Year Remodeled | 0 | | # Addn Fixtures | 0 | |
| Foundation | 1 Concrete | | # Fireplaces | 0 | |
| 1.Concrete | 4.Wood | 7. | | | |
| 2.C Block | 5.Slab | 8. | | | |
| 3.Br/Stone | 6.Prs/Post | 9. | | | |
| Basement | 1 1/4 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 | 9 No 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 | |
|-------------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 1 One Story Frame | 0 | 264 | 0 0 | 0 | 0 | % 0 | % | 1.One Story Fram |
| 62 Patio | 0 | 280 | 0 0 | 0 | 0 | % 0 | % | 2.Two Story Fram |
| 27 Unfin Basement | 0 | 264 | 0 0 | 0 | 0 | % 0 | % | 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 |

