

THE WATERBOROUGH HISTORICAL SOCIETY
PO BOX 498
NORTH WATERBORO ME 04061

B1893P739 B15825P661 B15845P20

Previous Owner
WATERBORO GRANGE NO 342
PO BOX 147

WATERBORO ME 04087
Sale Date: 4/12/2010

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
23.1220 - handicap access ramp added to building, completed 11/6/23; not assessed - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 59 WEST RD S			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	46,000	24,400	70,400	0		
1ST MORTGAGE 0			2013	46,000	24,400	70,400	0		
2ND MORTGAGE 0			2014	46,000	24,400	70,400	0		
Zone/Land Use 21 Village			2015	46,000	24,400	70,400	0		
Secondary Zone			2016	39,100	24,400	63,500	0		
Topography 1 Level			2017	39,100	24,400	63,500	0		
1.Level 4.Below St 7.Steep			2018	39,100	24,400	63,500	0		
2.Rolling 5.Low 8.Wet			2019	39,100	24,400	63,500	0		
3.Above St 6.Swampy 9.Lev/Roll			2020	39,100	24,400	63,500	0		
Utilities 2 Public Water			2021	43,000	24,400	67,400	0		
1.Public 4.Improve 7.Improve			2022	46,900	26,800	73,700	0		
2.Water 5.Improve 8.			2023	51,600	29,800	81,400	0		
3.Sewer 6.Improve 9.None			2024	57,900	33,400	91,300	0		
Street 1 Paved			2025	70,800	44,700	115,500	0		
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
			14.Rear Land				%		3.Topography
Sale Date 4/12/2010			15.Misc				%		4.Size/Shape
Price							%		5.Access or Rear
Sale Type 2 Land & Buildings							%		6.Restriction
1.Land 4.Mobile 7.							%		7.Open Space
2.L & B 5.Other 8.			Square Foot	Square Feet					8.View/Environ
3.Building 6. 9.			16.Regular Lot				%		9.Fract Share
Financing 1 Conventional			17.Secondary Lot				%		Acres
1.Convent 4.Seller 7.			18.Excess Land				%		30.Rear (201+)
2.FHA/VA 5.Private 8.			19.Condominium				%		31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		32.Pasture
Validity 1 Arms Length Sale							%		33.Orchard
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					34.Frontage
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.94	73	%	6	35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		36.Commercial
Verified 1 Buyer			23.Non Conforming				%		37.Softwood
1.Buyer 4.Agent 7.Family			Acres				%		38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		39.Hardwood
3.Lender 6.MLS 9.			25.Excess (10+)				%		40.Wasteland
			26.Excess				%		41.Gravel Pit (Ac
			27.Rear (1-100)				%		42.Mobile Home Si
			28.Rear (101-150)				%		43.Condo Site
			29.Rear (151-200)				%		44.Utility ROW
			Total Acreage		0.94				45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 020-016

Account 1778

Location 31 WEST ROAD

Card 1

Of 1

9/23/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 0					
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.FI/Stair 8.					
Stories 1 One 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 2 Wood Shingle	3.H Pump 6. 9.None	3.Capped 6. 9.None					
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 1 Modern	Unfinished % 0%					
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 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 0	3.C Grade 6.AA Grade 9.Same					
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1800					
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 2 Fair					
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G					
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc					
OPEN-3- 0	# Bedrooms 0	3.Avg- 6.Good 9.Same					
OPEN-4- 0	# Full Baths 0	Phys. % Good 0%					
Year Built 1950	# Half Baths 0	Funct. % Good 50%					
Year Remodeled 0	# Addn Fixtures 0	Functional Code 5 Cond/Des/Util					
Foundation 2 Concrete Block	# Fireplaces 0	1.Incomp 4.Small 7.Layout					
1.Concrete 4.Wood 7.		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 75%					
Basement 4 Full Basement		Economic Code Services					
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 7.					
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.					
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.					
Bsmt Gar # Cars 0		Entrance Code 0					
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.					
1.Dry 4. 7.		2.Refusal 5.Estimate 8.					
2.Damp 5. 8.		3.Informed 6.Office 9.RS					
3.Wet 6. 9.		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 Fram
					%	%	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

