

BOUCHARD, TERRY A
PO BOX 694
WATERBORO ME 04087

B14465P475 B16195P538 B16209P127

Previous Owner
TEBBETTS DAVID E & ANNA & BOUCHARD TERRY A
PO BOX 694

WATERBORO ME 04087
Sale Date: 2/27/2020

Previous Owner
BOUCHARD ERIC J & TERRY A
PO BOX 694

WATERBORO ME 04087
Sale Date: 11/23/2011

Previous Owner
TEBBETTS DAVID & ANNA
BOUCHARD ERIC J & GRANT TERRY A
PO BOX 58
WATERBORO ME 04087
Sale Date: 7/10/2007

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
23.0418 - removed David & Anna Tebbetts; both deceased as of Feb 2020; verified through DAVE; Terry (Bouchard) Hyde is surviving joint tenant - vv

Waterboro

Property Data			Assessment Record						
Neighborhood 50 MAIN ST SO. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	80,600	211,000	10,000	281,600		
1ST MORTGAGE 0			2013	80,600	211,000	10,000	281,600		
2ND MORTGAGE 0			2014	80,600	211,000	10,000	281,600		
Zone/Land Use 21 Village			2015	80,600	211,000	10,000	281,600		
Secondary Zone			2016	70,700	208,900	15,000	264,600		
Topography 1 Level			2017	70,700	208,900	15,000	264,600		
1.Level 4.Below St 7.Steep			2018	70,700	208,900	20,000	259,600		
2.Rolling 5.Low 8.Wet			2019	70,700	208,900	20,000	259,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	70,700	209,600	20,000	260,300		
Utilities 2 Public Water			2021	77,700	209,600	24,500	262,800		
1.Public 4.Improve 7.Improve			2022	84,800	230,500	25,000	290,300		
2.Water 5.Improve 8.			2023	93,300	255,700	25,000	324,000		
3.Sewer 6.Improve 9.None			2024	104,600	287,100	25,000	366,700		
Street 1 Paved			2025	120,400	391,900	25,000	487,300		
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 2/27/2020			14.Rear Land				%		3.Topography
Price			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.							%		7.Open Space
3.Building 6. 9.			Square Foot	Square Feet					8.View/Environ
Financing 9 Unknown			16.Regular Lot				%		9.Fract Share
1.Convent 4.Seller 7.			17.Secondary Lot				%		Acres
2.FHA/VA 5.Private 8.			18.Excess Land				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			19.Condominium				%		31.Tillable/Horti
Validity 2 Related Parties			20.Pavement				%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	0.41	100	%	0	35.Triangular Lot
Verified 5 Public Record			23.Non Conforming	42	1.00	100	%	0	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 1.41						44.Utility ROW
									45.Camp Lot
									46.Site Improveme

Waterboro

Map Lot 021-006

Account 1818

Location 897 MAIN STREET

Card 1

Of 1

9/23/2024

Building Style	1 Conventional	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.HWB	5.FWA 9.No Heat	Attic 5 Floor & Stairs	
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	2 Two 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 8 Aluminum/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) 640	
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	0	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	1800	# Half Baths	1	Funct. % Good 100%	
Year Remodeled	0	# Addn Fixtures	0	Functional Code 9 None	
Foundation	3 Brick &/or Stone	# Fireplaces	2	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: #00728f; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>			
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				Econ. % Good 100%	
				Economic Code None	
				0.None 3.Services 7.	
				1.Location 4.Traffic 8.	
				2.Encroach 9.None 9.	
				Entrance Code 0	
				1.Interior 4.Vacant 7.	
				2.Refusal 5.Estimate 8.	
				3.Informed 6.Office 9.RS	
				Information Code 0	
				1.Owner 4.Agent 7.	
				2.Relative 5.Estimate 8.	
				3.Tenant 6.Other 9.SNY	

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	528	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	216	0 0	0	0 %	0 %	
21 Open Frame	0	48	0 0	0	0 %	0 %	
46 2S Fr Overhang	0	48	0 0	0	0 %	0 %	
60 1.25 ST Gar	0	720	0 0	0	0 %	0 %	
68 Wood Deck	0	190	0 0	0	0 %	0 %	
63 Swimming Pool	1979	800	3 100	5	75 %	75 %	
62 Patio	0	679	0 0	0	0 %	0 %	
1 One Story Frame	0	340	3 100	5	80 %	90 %	
					%	%	

