

MACLEAN DAVID A
MACLEAN, JANE R
882A MAIN STREET
WATERBORO ME 04087

B8453P4

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 50 MAIN ST SO. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	46,500	108,000	10,000	144,500		
1ST MORTGAGE 0			2013	46,500	108,000	10,000	144,500		
2ND MORTGAGE 0			2014	46,500	108,000	10,000	144,500		
Zone/Land Use 21 Village			2015	46,500	108,000	10,000	144,500		
Secondary Zone			2016	39,500	108,000	15,000	132,500		
Topography 1 Level			2017	39,500	108,000	15,000	132,500		
1.Level 4.Below St 7.Steep			2018	39,500	108,000	20,000	127,500		
2.Rolling 5.Low 8.Wet			2019	39,500	108,000	20,000	127,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	39,500	108,000	20,000	127,500		
Utilities 2 Public Water			2021	43,400	108,000	24,500	126,900		
1.Public 4.Improve 7.Improve			2022	47,300	118,700	25,000	141,000		
2.Water 5.Improve 8.			2023	52,100	131,700	25,000	158,800		
3.Sewer 6.Improve 9.None			2024	58,400	148,700	25,000	182,100		
Street 1 Paved			2025	71,100	198,500	25,000	244,600		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF					1.Unimproved	
BUILDING USE 0			12.Arrowhead WF					2.Excess Ftg /De	
Sale Data			13.Waterfront					3.Topography	
Sale Date			14.Rear Land					4.Size/Shape	
Price			15.Misc					5.Access or Rear	
Sale Type								6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.								8.View/Environ	
3.Building 6. 9.			16.Regular Lot					9.Fract Share	
Financing			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			Fract. Acre	Acres/Sites				33.Orchard	
1.Valid 4.Split 7.Renovate								34.Frontage	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.50	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	0.37	100	%	0	
Verified			23.Non Conforming						
1.Buyer 4.Agent 7.Family			Acres						
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)						
3.Lender 6.MLS 9.			25.Excess (10+)						
			26.Excess						
			27.Rear (1-100)						
			28.Rear (101-150)						
			29.Rear (151-200)						
			Total Acreage		0.87				
							43.Condo Site		
							44.Utility ROW		
							45.Camp Lot		
							46.Site Improve		

Waterboro

Map Lot 021-010

Account 1823

Location 882 MAIN STREET

Card 1

Of 1

9/23/2024

Building Style 1 Conventional 1.Conv 5.Garr/Col 9.Other 2.Ranch 6.Split 10.Mohome 3.R Ranch 7.Contemp/ 11.Condo 4.Cape 8.Log 12. Dwelling Units 2 Other Units 0 Stories 1 One Story 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9. Exterior Walls 4 Asbestos/Asphalt 0.Wood 4.Asb/Asph 8.Alum/Vin 1.Wood 5.T-111 9.Other 2.Wd Sh 6.Br/St 11. 3.Compos. 7.Nov 12. Roof Surface 3 Metal 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9. SF Masonry Trim 0 OPEN-3- 0 OPEN-4- 0 Year Built 1898 Year Remodeled 2008 Foundation 0 1.Concrete 4.Wood 7. 2.C Block 5.Slab 8. 3.Br/Stone 6.Prs/Post 9. Basement 3 3/4 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 2 Damp Basement 1.Dry 4. 7. 2.Damp 5. 8. 3.Wet 6. 9.	SF Bsmt Living 0 Fin Bsmt Grade 0 0 OPEN 5 OPTIONAL 0 Heat Type 100% 4 Steam 1.HWBB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.HWRAD 7.Electric 11. 4.Steam 8.F/WallM 12. Cool Type 0% 9 None 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style 3 Old Style 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style 3 Old Style 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms 9 # Bedrooms 4 # Full Baths 2 # Half Baths 0 # Addn Fixtures 0 # Fireplaces 0	Layout 1 Typical 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. Attic 5 Floor & Stairs 1.1/4 Fin 4.Full Fin 7.1/4 Unfi 2.1/2 Fin 5.FI/Stair 8. 3.3/4 Fin 6.1/2 Unfi 9.None Insulation 4 Minimal 1.Full 4.Minimal 7. 2.Heavy 5.Unk 8. 3.Capped 6. 9.None Unfinished % 0% Grade & Factor 3 Average 100% 1.E Grade 4.B Grade 7.AAA Grad 2.D Grade 5.A Grade 8. 3.C Grade 6.AA Grade 9.Same SQFT (Footprint) 1092 Condition 3 Below Average 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good 0% Funct. % Good 100% Functional Code 9 None 1.Incomp 4.Small 7.Layout 2.O-Built 5.CDU 8.Other 3.Damage 6.Style 9.None 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
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Date Inspected

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	240	0 0	0	0 %	0 %	
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21 Open Frame	0	60	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	256	0 0	0	0 %	0 %	
25 Frame Bay	0	16	0 0	0	0 %	0 %	
65 Barn/Stable	0	682	0 0	0	0 %	0 %	
24 Frame Shed	0	198	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	

