

FRANKLIN NEAL R
FRANKLIN, ELSIE M
888 MAIN STREET
WATERBORO ME 04087

Property Data			Assessment Record						
Neighborhood 50 MAIN ST SO. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	46,300	108,300	10,000	144,600		
1ST MORTGAGE 0			2013	46,300	108,300	10,000	144,600		
2ND MORTGAGE 0			2014	46,300	108,300	10,000	144,600		
Zone/Land Use 21 Village			2015	46,300	108,300	10,000	144,600		
Secondary Zone			2016	39,300	108,300	15,000	132,600		
Topography 1 Level			2017	39,300	108,300	15,000	132,600		
1.Level 4.Below St 7.Steep			2018	39,300	108,300	20,000	127,600		
2.Rolling 5.Low 8.Wet			2019	39,300	108,300	20,000	127,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	39,300	108,300	20,000	127,600		
Utilities 2 Public Water			2021	43,200	108,300	24,500	127,000		
1.Public 4.Improve 7.Improve			2022	47,200	119,100	25,000	141,300		
2.Water 5.Improve 8.			2023	51,900	132,100	25,000	159,000		
3.Sewer 6.Improve 9.None			2024	58,200	148,800	25,000	182,000		
Street 1 Paved			2025	70,900	192,600	25,000	238,500		
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			15.Misc				%		4.Size/Shape
Price			Square Foot		Square Feet				5.Access or Rear
Sale Type			16.Regular Lot				%		6.Restriction
1.Land 4.Mobile 7.			17.Secondary Lot				%		7.Open Space
2.L & B 5.Other 8.			18.Excess Land				%		8.View/Environ
3.Building 6. 9.			19.Condominium				%		9.Fract Share
Financing			20.Pavement				%		30.Rear (201+)
1.Convent 4.Seller 7.			Fract. Acre	Acres/Sites					31.Tillable/Horti
2.FHA/VA 5.Private 8.			21.Homesite (Frac	21	0.50	100	%	0	32.Pasture
3.Assumed 6.Cash 9.Unknown			22.Vacant Lot (Fr	26	0.22	100	%	0	33.Orchard
Validity			23.Non Conforming				%		34.Frontage
1.Valid 4.Split 7.Renovate			Acres				%		35.Triangular Lot
2.Related 5.Partial 8.Other			24.Excess (5-10)				%		36.Commercial
3.Distress 6.Exempt 9.			25.Excess (10+)				%		37.Softwood
Verified			26.Excess				%		38.Mixed Wood
1.Buyer 4.Agent 7.Family			27.Rear (1-100)				%		39.Hardwood
2.Seller 5.Pub Rec 8.Other			28.Rear (101-150)				%		40.Wasteland
3.Lender 6.MLS 9.			29.Rear (151-200)				%		41.Gravel Pit (Ac
			Total Acreage		0.72				42.Mobile Home Si
									43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Map Lot 021-011

Account 1824

Location 888 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	Fin Bsmt Grade	0 0	1.Typical	4. 7.				
2.Ranch	6.Split	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.				
3.R Ranch	7.Contemp/	Heat Type	100% 5 Force Warm Air	3.Not func	6. 9.				
4.Cape	8.Log	1.HWBB	5.FWA	Attic 4 Full Finished					
Dwelling Units 1		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin	7.1/4 Unfi			
Other Units 0		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair	8.			
Stories 1 One Story		4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi	9.None			
1.1	4.1.50	Cool Type	0% 9 None	Insulation 1 Full					
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal	7.			
3.3	6.2.50	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	Kitchen Style 2 Typical		Unfinished % 0%					
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor 3 Average 100%					
2.Wd Sh	6.Br/St	2.Typical	5. 8.	1.E Grade	4.B Grade	7.AAA Grad			
3.Compos.	7.Nov	3.Old Type	6. 9.None	2.D Grade	5.A Grade	8.			
Roof Surface 0		Bath(s) Style 2 Typical Bath(s)		3.C Grade	6.AA Grade	9.Same			
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint) 928					
2.Slate	5.Wood	2.Typical	5. 8.	Condition 4 Average					
3.Metal	6.Other	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 4		3.Avg-	6.Good	9.Same			
OPEN-4- 0		# Full Baths 1		Phys. % Good 0%					
Year Built 1947		# Half Baths 0		Funct. % Good 100%					
Year Remodeled 0		# Addn Fixtures 0		Functional Code 9 None					
Foundation 0		# Fireplaces 0		1.Incomp	4.Small	7.Layout			
1.Concrete	4.Wood	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>				2.O-Built	5.CDU	8.Other	
2.C Block	5.Slab					3.Damage	6.Style	9.None	
3.Br/Stone	6.Prs/Post					Econ. % Good 100%			
Basement 4 Full Basement						Economic Code None			
1.1/4 Bmt	4.Full Bmt					0.None	3.Services	7.	
2.1/2 Bmt	5.None					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	
22 Encl Frame Porch	0	105	0 0	0	0	0	0	1.One Story Fram
22 Encl Frame Porch	0	144	0 0	0	0	0	0	2.Two Story Fram
1 One Story Frame	0	112	0 0	0	0	0	0	3.Three Story Fr
22 Encl Frame Porch	0	99	0 0	0	0	0	0	4.1 & 1/2 Story
60 1.25 ST Gar	0	520	0 0	0	0	0	0	5.1 & 3/4 Story
24 Frame Shed	0	100	0 0	0	0	0	0	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

