

ROLLINS NOLAN M
1308 SOUTH WATERBORO RD
LYMAN ME 04002

B7368P167 B17656P486

Previous Owner
ROLLINS ROGER J SR & MARY JANE
1308 SOUTH WATERBORO RD

LYMAN ME 04002
Sale Date: 2/06/2018

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	51,600	148,300	0	199,900		
1ST MORTGAGE 0			2013	51,600	148,300	0	199,900		
2ND MORTGAGE 0			2014	51,600	148,300	0	199,900		
Zone/Land Use 21 Village			2015	51,600	148,300	0	199,900		
Secondary Zone			2016	43,900	148,300	0	192,200		
Topography 1 Level			2017	43,900	148,300	0	192,200		
1.Level 4.Below St 7.Steep			2018	43,900	148,300	0	192,200		
2.Rolling 5.Low 8.Wet			2019	43,900	148,300	0	192,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	43,900	148,300	0	192,200		
Utilities 2 Public Water			2021	48,200	148,300	0	196,500		
1.Public 4.Improve 7.Improve			2022	52,600	163,100	0	215,700		
2.Water 5.Improve 8.			2023	57,900	180,900	0	238,800		
3.Sewer 6.Improve 9.None			2024	64,900	203,200	0	268,100		
Street 1 Paved			2025	79,400	270,700	0	350,100		
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 2/06/2018			14.Rear Land				%		3.Topography
Price 115,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet			%		6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing 9 Unknown			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity 2 Related Parties			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	0.63	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified 5 Public Record			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			Total Acreage		0.63				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improveme

Waterboro

Map Lot 022-001


Account 1859

Location 881 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 2			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 1 Wood Siding			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) 1134										
2.Slate	5.Wood	8.		2.Typical	5. 8.			Condition 4 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 4			3.Avg-			6.Good 9.Same								
OPEN-4- 0			# Full Baths 2			Phys. % Good 0%			Funct. % Good 100%								
Year Built 1914			# Half Baths 0			Functional Code 9 None			1.Incomp 4.Small 7.Layout								
Year Remodeled 0			# Addn Fixtures 0			2.O-Built 5.CDU 8.Other			3.Damage 6.Style 9.None								
Foundation 2 Concrete Block			# Fireplaces 0			Econ. % Good 100%			Economic Code None								
1.Concrete	4.Wood	7.					0.None 3.Services 7.			1.Location 4.Traffic 8.							
2.C Block	5.Slab	8.					Entrance Code 0			1.Interior 4.Vacant 7.			2.Refusal 5.Estimate 8.				
3.Br/Stone	6.Prs/Post	9.					Information Code 0			3.Informed 6.Office 9.RS			1.Owner 4.Agent 7.				
Basement 5 Crawl Space			1.Owner 4.Agent 7.				2.Relative 5.Estimate 8.			3.Tenant 6.Other 9.SNY							
1.1/4 Bmt	4.Full Bmt	7.					1.One Story Fram			2.Two Story Fram			3.Three Story Fr				
2.1/2 Bmt	5.None	8.					4.1 & 1/2 Story			5.1 & 3/4 Story			6.2 & 1/2 Story				
3.3/4 Bmt	6. 9.None	9.					21.Open Frame Por			22.Encl Frame Por			23.Frame Garage				
Bsmt Gar # Cars 0			24.Frame Shed				25.Frame Bay Wind			26.1SFr Overhang			27.1SFr Basement				
Wet Basement 1 Dry Basement			28.Unfinished Att				29.Finished Attic										
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	252	0 0	0	0	0 %	0 %
22 Encl Frame Porch	0	252	0 0	0	0	0 %	0 %
23 Frame Garage	0	360	0 0	0	0	0 %	0 %
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%

