

MURPHY, BRENDA M
870 MAIN STREET
WATERBORO ME 04087

B14638P402 B15918P949 B15942P904

Previous Owner
MURPHY HARRY E
MURPHY, BRENDA M
870 MAIN STREET
WATERBORO ME 04087
Sale Date: 9/07/2022

Previous Owner
BERTRAND ROBERT A
C/O JP MORGAN ACQUISITION CORP
10790 RANCHO BERNARDO RD
SAN DIEGO CA 92127
Sale Date: 9/13/2010

Previous Owner
GLASS KATHLEEN D
870 MAIN STREET

WATERBORO ME 04087
Sale Date: 10/18/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
24.0206 - removed Harry Murphy, deceased 9/7/22 -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 50 MAIN ST SO. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	77,400	65,900	0	143,300		
1ST MORTGAGE 0			2013	77,400	65,900	0	143,300		
2ND MORTGAGE 0			2014	77,400	65,900	0	143,300		
Zone/Land Use 21 Village			2015	77,400	65,900	0	143,300		
Secondary Zone			2016	65,700	65,900	0	131,600		
Topography 1 Level			2017	65,700	65,900	0	131,600		
1.Level 4.Below St 7.Steep			2018	65,700	65,900	0	131,600		
2.Rolling 5.Low 8.Wet			2019	65,700	65,900	0	131,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	65,700	65,900	0	131,600		
Utilities 2 Public Water			2021	72,300	65,900	0	138,200		
1.Public 4.Improve 7.Improve			2022	78,900	72,500	0	151,400		
2.Water 5.Improve 8.			2023	86,800	80,400	0	167,200		
3.Sewer 6.Improve 9.None			2024	97,300	90,300	0	187,600		
Street 1 Paved			2025	119,000	121,800	0	240,800		
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	
			14.Rear Land			%		4.Size/Shape	
Sale Date 9/07/2022			15.Misc			%		5.Access or Rear	
Price						%		6.Restriction	
Sale Type 2 Land & Buildings						%		7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		Acres	
Financing 9 Unknown			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		33.Orchard	
Validity 2 Related Parties						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.49	170	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%	36.Commercial	
Verified 5 Public Record			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			0.49		45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 022-012


Account 1871

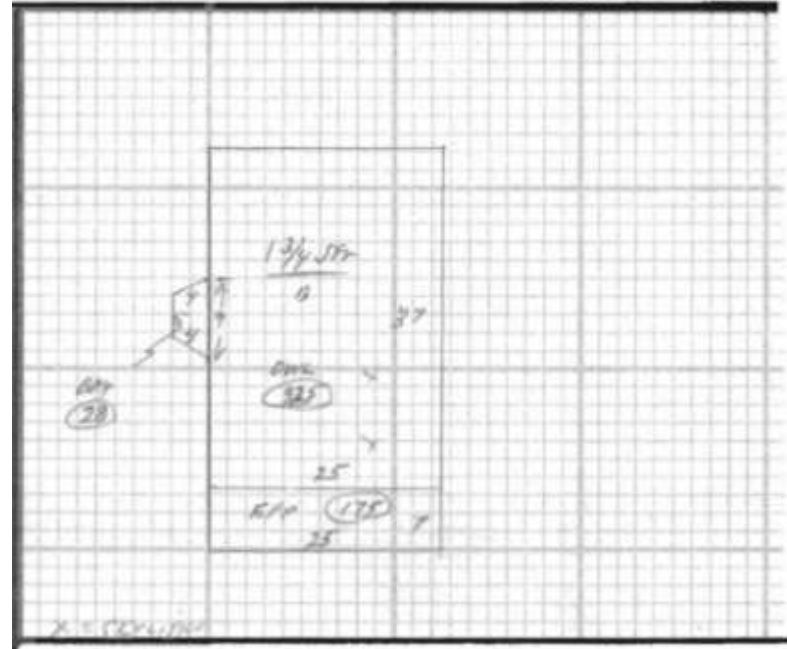
Location 870 MAIN STREET

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%	3.Not func	6. 9.				
4.Cape	8.Log	1.HWBB	5.FWA	Attic 9 None					
Dwelling Units 1		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin				
Other Units 1		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair				
Stories 4 One & 1/2 Story		4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi				
1.1	4.1.50	Cool Type	0%	Insulation 1 Full					
2.2	5.1.75	1.Refrig	9 None						
3.3	6.2.50	2.Evapor	4.W&C Air	1.Full	4.Minimal				
Exterior Walls 2 Wood Shingle		3.H Pump	5. 8.	2.Heavy	5.Unk				
0.Wood	4.Asb/Asph	Kitchen Style		3.Capped	6. 9.None				
1.Wood	5.T-111	2 Typical		Unfinished % 0%					
2.Wd Sh	6.Br/St	1.Modern	4.Obsolete	Grade & Factor 3 Average 95%					
3.Compos.	7.Nov	2.Typical	5. 8.	1.E Grade	4.B Grade				
Roof Surface 1 Asphalt Shingles		3.Old Type	6. 9.None	7.AAA Grad	8. 9.				
1.Asphalt	4.Composit	Bath(s) Style		3.C Grade	6.AA Grade				
2.Slate	5.Wood	2 Typical Bath(s)		9.Same					
3.Metal	6.Other	1.Modern	4.Obsolete	SQFT (Footprint) 925					
SF Masonry Trim 0		2.Typical	5. 8.	Condition 4 Average					
OPEN-3- 0		3.Old Type	6. 9.None	1.Poor	4.Avg				
OPEN-4- 0		# Rooms 6		7.V G	8.Exc				
Year Built 1920		# Bedrooms 4		2.Fair	5.Avg+				
Year Remodeled 0		# Full Baths 2		3.Avg-	6.Good				
Foundation 1 Concrete		# Half Baths 0		Phys. % Good 0%					
1.Concrete	4.Wood	# Addn Fixtures 0		Funct. % Good 66%					
2.C Block	5.Slab	# Fireplaces 0		Functional Code 5 Cond/Des/Util					
3.Br/Stone	6.Prs/Post								
Basement 4 Full Basement						1.Incomp		4.Small	7.Layout
1.1/4 Bmt	4.Full Bmt					2.O-Built		5.CDU	8.Other
2.1/2 Bmt	5.None					3.Damage		6.Style	9.None
3.3/4 Bmt	6. 9.None					Econ. % Good 100%		Economic Code None	
Bsmt Gar # Cars 0						0.None		3.Services	7. 8.
Wet Basement 2 Damp Basement						1.Location		4.Traffic	8. 9.
1.Dry	4. 7.					2.Encroach		9.None	
2.Damp	5. 8.					Entrance Code 0		1.Interior	
3.Wet	6. 9.					1.Refusal		4.Vacant	7. 8.
Date Inspected		2.Estimate		5.Office	9.RS				
		3.Tenant		Information Code 0					
		1.Owner		4.Agent	7. 8.				
		2.Relative		5.Estimate	8. 9.SNY				
		3.Fin		Information Code 0					



Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
25 Frame Bay	0	28	0 0	0	0 %	0 %		1.One Story Fram
22 Encl Frame Porch	0	175	0 0	0	0 %	0 %		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