

CANTWELL PROPERTIES LLC
PO BOX 111
ALFRED ME 04002

B16254P977 B16931P152

Previous Owner
236 MAIN STREET WATERBORO, LLC
C/O CANTWELL PROPERTIES LLC
PO BOX 111
ALFRED ME 04002
Sale Date: 12/01/2014

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

15.1202 changed acreage per plotted deed -ak
16.0323 - SEE 2017 right side of building vacant -ak
16.0605 - Flippin Good CO - opened in the suite next to Aroma
Joes - tb

Waterboro

Property Data			Assessment Record						
Neighborhood 45 MAIN ST E. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2013	226,500	44,100	0	270,600		
1ST MORTGAGE 0			2014	0	0	0	0		
2ND MORTGAGE 0			2015	226,500	44,100	0	270,600		
Zone/Land Use 21 Village			2016	204,300	235,900	0	440,200		
Secondary Zone			2017	204,300	235,900	0	440,200		
Topography 1 Level			2018	204,300	235,900	0	440,200		
1.Level 4.Below St 7.Steep			2019	204,300	235,900	0	440,200		
2.Rolling 5.Low 8.Wet			2020	204,300	235,900	0	440,200		
3.Above St 6.Swampy 9.Lev/Roll			2021	224,700	235,900	0	460,600		
Utilities 9 No Water/No Sewer			2022	245,100	259,500	0	504,600		
1.Public 4.Improve 7.Improve			2023	269,600	287,800	0	557,400		
2.Water 5.Improve 8.			2024	302,300	323,200	0	625,500		
3.Sewer 6.Improve 9.None			2025	352,500	428,200	0	780,700		
Street 1 Paved			Land Data						
1.Paved 4.Proposed 7.ROW			Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp 5.Pvt 8.None					Frontage	Depth	Factor	Code	
3.Gravel 6.Aband 9.TG PLAN							%		
LAND USE 0							%		
BUILDING USE 0							%		
Sale Date 12/01/2014			Square Foot	Square Feet	Acres/Sites				Acres
Price 299,000							%		
Sale Type 2 Land & Buildings							%		
1.Land 4.Mobile 7.							%		
2.L & B 5.Other 8.							%		
3.Building 6. 9.					%				
Financing 9 Unknown					%				
1.Convent 4.Seller 7.					%				
2.FHA/VA 5.Private 8.					%				
3.Assumed 6.Cash 9.Unknown					%				
Validity 4 Split/Assemblage			Fract. Acre	Acres	Acres/Sites				Acres
1.Valid 4.Split 7.Renovate							%		
2.Related 5.Partial 8.Other							%		
3.Distress 6.Exempt 9.							%		
Verified 5 Public Record							%		
1.Buyer 4.Agent 7.Family					%				
2.Seller 5.Pub Rec 8.Other					%				
3.Lender 6.MLS 9.					%				
			Total Acreage		2.00				

46.Site Improve


Waterboro

Map Lot 025-004-001

Account 5022

Location 236 MAIN STREET

Card 1 Of 1 9/23/2024

Building Style 0	SF Bsmt Living 0	Layout 0
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% 0	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	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 0	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 0
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 0 Wood Siding	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 0	Unfinished % 0%
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 0 0%
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 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 0
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 0	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# 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 7.		2.O-Built 5.CDU 8.Other
2.C Block 5.Slab 8.		3.Damage 6.Style 9.None
3.Br/Stone 6.Prs/Post 9.		Econ. % Good 100%
Basement 0		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 7.
2.1/2 Bmt 5.None 8.		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 0		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
220 STORE FRAME	2015	800	4 100	8	0 %	100 %	
220 STORE FRAME	2016	2000	4 100	8	0 %	100 %	
223 COMML OP	2015	145	4 100	8	0 %	100 %	
223 COMML OP	2015	145	4 100	8	0 %	100 %	
224 COMML EP	2015	60	4 100	8	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

