

MCINNIS, STEVEN
MCINNIS, JEAN
201 MAIN ST
EAST WATERBORO ME 04030

B5877P1 B18744P261

Previous Owner
CHADBOURNE DENNIS S
83 COUNTY ROAD

GORHAM ME 04038
Sale Date: 7/22/2021

Previous Owner
BEAN NANCY
13 OLD ALFRED ROAD

EAST WATERBORO ME 04030
Sale Date: 9/21/2006

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
24.0214 - added site improvements and moved buildings from 025-017: added 26x56 1st/sl, 6x13 OP, 24x41 metal garage, 26x26 metal shed, 15x26 canopy, 26x41 slab - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 36 BENNETT HILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	6,500	0	0	6,500		
1ST MORTGAGE 0			2013	6,500	0	0	6,500		
2ND MORTGAGE 0			2014	6,500	0	0	6,500		
Zone/Land Use 21 Village			2015	6,500	0	0	6,500		
Secondary Zone			2016	5,500	0	0	5,500		
Topography 1 Level			2017	5,500	0	0	5,500		
1.Level 4.Below St 7.Steep			2018	5,500	0	0	5,500		
2.Rolling 5.Low 8.Wet			2019	5,500	0	0	5,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	5,500	0	0	5,500		
Utilities 9 No Water/No Sewer			2021	6,000	0	0	6,000		
1.Public 4.Improve 7.Improve			2022	6,600	0	0	6,600		
2.Water 5.Improve 8.			2023	7,200	0	0	7,200		
3.Sewer 6.Improve 9.None			2024	8,100	0	0	8,100		
Street 1 Paved			2025	70,000	370,500	0	440,500		
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
Sale Date 7/22/2021			14.Rear Land				%		3.Topography
Price 70,000			15.Misc				%		4.Size/Shape
Sale Type 1 Land Only							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 8 Other Non Valid							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.09	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	46	2.00	100	%	0	35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreege 0.09						44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 025-018

Account 1945

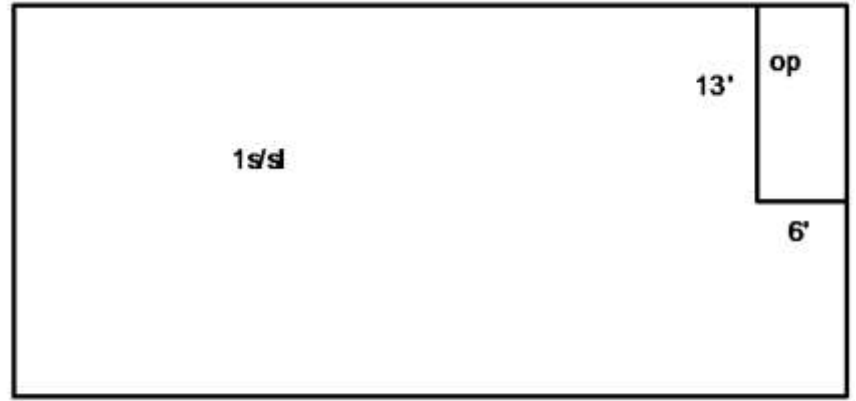
Location 201 MAIN STREET

Card 1

Of 1

9/23/2024

Building Style 2 Ranch	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.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	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 1 One 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.Refrigt 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 8 Alumunum/Vinyl	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 4 Good 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) 1378
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2022	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# 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 9 No Basement		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 9 No 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	
21 Open Frame	0	78	0 0	0	0	% 0	%	1.One Story Fram
75 1 STORY	2022	984	3 100	6	0	% 100	%	2.Two Story Fram
75 1 STORY	2022	676	3 100	6	0	% 100	%	3.Three Story Fr
71 Carport	2022	390	4 100	6	0	% 100	%	4.1 & 1/2 Story
111 CONC. SLAB	2022	1066	4 100	6	0	% 100	%	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