

COBURN MARY  
5 GREENWOOD TERRACE  
WINDHAM ME 04062

B4421P326

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

Waterboro

Property Data				Assessment Record							
Neighborhood <b>45 MAIN ST E. VILL 202/4</b>				Year	Land	Buildings	Exempt	Total			
Tree Growth Year <b>0</b>				2012	59,800	115,800	0	175,600			
1ST MORTGAGE <b>0</b>				2013	59,800	115,800	0	175,600			
2ND MORTGAGE <b>0</b>				2014	59,800	115,800	0	175,600			
Zone/Land Use <b>21 Village</b>				2015	59,800	115,800	0	175,600			
Secondary Zone				2016	50,600	115,800	0	166,400			
Topography <b>1 Level</b>				2017	50,600	115,800	0	166,400			
1.Level 4.Below St 7.Steep				2018	50,600	115,800	0	166,400			
2.Rolling 5.Low 8.Wet				2019	50,600	115,800	0	166,400			
3.Above St 6.Swampy 9.Lev/Roll				2020	50,600	117,700	0	168,300			
Utilities <b>9 No Water/No Sewer</b>				2021	55,700	117,700	0	173,400			
1.Public 4.Improve 7.Improve				2022	60,800	129,500	0	190,300			
2.Water 5.Improve 8.				2023	66,800	143,600	0	210,400			
3.Sewer 6.Improve 9.None				2024	74,900	161,300	0	236,200			
Street <b>1 Paved</b>				2025	90,900	227,200	0	318,100			
1.Paved 4.Proposed 7.ROW				<b>Land Data</b>							
2.Semi Imp 5.Pvt 8.None											
3.Gravel 6.Aband 9.TG PLAN				<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>	
LAND USE <b>0</b>				11.Ossipee WF		Frontage	Depth	Factor	Code		
BUILDING USE <b>0</b>				12.Arrowhead WF				%		1.Unimproved	
<b>Sale Data</b>				13.Waterfront				%		2.Excess Ftg /De	
Sale Date				14.Rear Land				%		3.Topography	
Price				15.Misc				%		4.Size/Shape	
Sale Type								%		5.Access or Rear	
1.Land 4.Mobile 7.				<b>Square Foot</b>		<b>Square Feet</b>				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				18.Excess Land				%		9.Fract Share	
1.Convent 4.Seller 7.				19.Condominium				%		30.Rear (201+)	
2.FHA/VA 5.Private 8.				20.Pavement				%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown								%		32.Pasture	
Validity				<b>Fract. Acre</b>		<b>Acreege/Sites</b>				33.Orchard	
1.Valid 4.Split 7.Renovate				21.Homesite (Frac	21	1.00	90	%	2	34.Frontage	
2.Related 5.Partial 8.Other				22.Vacant Lot (Fr	26	0.86	100	%	0	35.Triangular Lot	
3.Distress 6.Exempt 9.				23.Non Conforming				%		36.Commercial	
Verified				<b>Acres</b>				%		37.Softwood	
1.Buyer 4.Agent 7.Family				24.Excess ( 5-10)				%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other				25.Excess (10+)				%		39.Hardwood	
3.Lender 6.MLS 9.				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	
				<b>Total Acreege 1.86</b>							44.Utility ROW
											45.Camp Lot
											46.Site Improve

# Waterboro

Map Lot 026-007A

Account 1959

Location 99 MAIN STREET

Card 1 Of 1 9/23/2024

Building Style <b>3 Raised Ranch</b> 1.Conv 5.Garr/Col 9.Other 2.Ranch 6.Split 10.Mohome 3.R Ranch 7.Contemp/ 11.Condo 4.Cape 8.Log 12. Dwelling Units <b>1</b> Other Units <b>1</b> Stories <b>1 One Story</b> 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9. Exterior Walls <b>2 Wood Shingle</b> 0.Wood 4.Asb/Asph 8.Alum/Vin 1.Wood 5.T-111 9.Other 2.Wd Sh 6.Br/St 11. 3.Compos. 7.Nov 12. Roof Surface <b>1 Asphalt Shingles</b> 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9. SF Masonry Trim <b>0</b> OPEN-3- <b>0</b> OPEN-4- <b>0</b> Year Built <b>1967</b> Year Remodeled <b>0</b> Foundation <b>2 Concrete Block</b> 1.Concrete 4.Wood 7. 2.C Block 5.Slab 8. 3.Br/Stone 6.Prs/Post 9. Basement <b>4 Full Basement</b> 1.1/4 Bmt 4.Full Bmt 7. 2.1/2 Bmt 5.None 8. 3.3/4 Bmt 6. 9.None Bsmt Gar # Cars <b>0</b> Wet Basement <b>1 Dry Basement</b> 1.Dry 4. 7. 2.Damp 5. 8. 3.Wet 6. 9.	SF Bsmt Living <b>768</b> Fin Bsmt Grade <b>3 100</b> OPEN 5 OPTIONAL <b>0</b> Heat Type <b>100% 1 Hot Water BB</b> 1.HWBB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.HWRAD 7.Electric 11. 4.Steam 8.Fl/WallM 12. Cool Type <b>0% 9 None</b> 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style <b>2 Typical</b> 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style <b>2 Typical Bath(s)</b> 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms <b>5</b> # Bedrooms <b>2</b> # Full Baths <b>1</b> # Half Baths <b>0</b> # Addn Fixtures <b>0</b> # Fireplaces <b>0</b>	Layout <b>1 Typical</b> 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. Attic <b>9 None</b> 1.1/4 Fin 4.Full Fin 7.1/4 Unfi 2.1/2 Fin 5.Fl/Stair 8. 3.3/4 Fin 6.1/2 Unfi 9.None Insulation <b>1 Full</b> 1.Full 4.Minimal 7. 2.Heavy 5.Unk 8. 3.Capped 6. 9.None Unfinished % <b>0%</b> Grade & Factor <b>3 Average 110%</b> 1.E Grade 4.B Grade 7.AAA Grad 2.D Grade 5.A Grade 8. 3.C Grade 6.AA Grade 9.Same SQFT (Footprint) <b>768</b> Condition <b>6 Good</b> 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good <b>0%</b> Funct. % Good <b>100%</b> Functional Code <b>9 None</b> 1.Incomp 4.Small 7.Layout 2.O-Built 5.CDU 8.Other 3.Damage 6.Style 9.None Econ. % Good <b>100%</b> Economic Code <b>None</b> 0.None 3.Services 7. 1.Location 4.Traffic 8. 2.Encroach 9.None 9. Entrance Code <b>0</b> 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8. 3.Informed 6.Office 9.RS Information Code <b>0</b> 1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.SNY
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Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
40 OPEN SCR	0	72	0 0	0	0	0	%
68 Wood Deck	0	450	0 0	0	0	0	%
40 OPEN SCR	0	88	0 0	0	0	0	%
34 Masonry Shed	0	63	0 0	0	0	0	%
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