

COBURN MARY A  
5 GREENWOOD TER  
WINDAM ME 04062

B6526P75

Inspection Witnessed By:

X		Date
No./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	43,600	31,400	10,000	65,000		
1ST MORTGAGE <b>0</b>			2013	43,600	31,400	10,000	65,000		
2ND MORTGAGE <b>0</b>			2014	43,600	31,400	10,000	65,000		
Zone/Land Use <b>21 Village</b>			2015	43,600	31,400	10,000	65,000		
Secondary Zone			2016	37,100	31,400	15,000	53,500		
Topography <b>1 Level</b>			2017	37,100	31,400	15,000	53,500		
1.Level 4.Below St 7.Steep			2018	37,100	31,400	20,000	48,500		
2.Rolling 5.Low 8.Wet			2019	37,100	31,400	20,000	48,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	37,100	31,400	20,000	48,500		
Utilities <b>9 No Water/No Sewer</b>			2021	40,800	31,400	24,500	47,700		
1.Public 4.Improve 7.Improve			2022	44,500	34,600	25,000	54,100		
2.Water 5.Improve 8.			2023	48,900	38,300	25,000	62,200		
3.Sewer 6.Improve 9.None			2024	54,900	44,300	25,000	74,200		
Street <b>1 Paved</b>			2025	67,100	66,500	25,000	108,600		
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		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
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				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity			<b>Fract. Acre</b>	<b>Acreege/Sites</b>			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	0.45	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			<b>Acres</b>				%		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
			<b>Total Acreage</b>		0.45				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

# Waterboro

Map Lot 026-008


Account 1954

Location 97 MAIN STREET

Card 1

Of 1

9/23/2024

Building Style	<b>2 Ranch</b>			SF Bsmt Living	<b>0</b>			Layout	<b>1 Typical</b>		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>0 0</b>			1.Typical	4.	7.	
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL	<b>0</b>			2.Inadeq	5.	8.	
3.R Ranch	7.Contemp/	11.Condo		Heat Type	<b>100% 5 Force Warm Air</b>			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat		Attic	<b>0</b>		
Dwelling Units	<b>1</b>			2.HWCI	6.GravWA 10.			1.1/4 Fin	4.Full Fin	7.1/4 Unfi	
Other Units	<b>2</b>			3.HWRAD	7.Electric 11.		2.1/2 Fin	5.FI/Stair		8.	
Stories	<b>1 One Story</b>			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	<b>0% 9 None</b>			Insulation	<b>1 Full</b>		
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	<b>8 Alumunum/Vinyl</b>			3.H Pump	6.	9.None		3.Capped	6.	9.None	
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	<b>0</b>			Unfinished %	<b>0%</b>		
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.		Grade & Factor	<b>2 Fair 100%</b>		
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	<b>1 Asphalt Shingles</b>			Bath(s) Style	<b>0</b>			3.C Grade	6.AA Grade		9.Same
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.		SQFT (Footprint)	<b>400</b>		
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition	<b>3 Below Average</b>		
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G	
SF Masonry Trim	<b>0</b>			# Rooms	<b>3</b>			2.Fair	5.Avg+		8.Exc
OPEN-3-	<b>0</b>			# Bedrooms	<b>1</b>			3.Avg-	6.Good		9.Same
OPEN-4-	<b>0</b>			# Full Baths	<b>1</b>			Phys. % Good	<b>0%</b>		
Year Built	<b>1950</b>			# Half Baths	<b>0</b>			Funct. % Good	<b>100%</b>		
Year Remodeled	<b>0</b>			# Addn Fixtures	<b>0</b>			Functional Code	<b>9 None</b>		
Foundation	<b>5 Concrete Slab</b>			# Fireplaces	<b>0</b>			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	<b>100%</b>					
Basement	<b>9 No Basement</b>				Economic Code	<b>None</b>					
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	<b>0</b>				Entrance Code	<b>0</b>					
Wet Basement	<b>9 No Basement</b>				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	<b>0</b>						
				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	
24 Frame Shed	0	256	0 0	0	0	% 0	%	1.One Story Fram
24 Frame Shed	0	117	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

