

BOOKER, ERIC E
25 MAIN STREET
EAST WATERBORO ME 04030

B13753P50 B19155P752

Previous Owner
BOOKER ERIC E AND DANIELS KELLY S
25 MAIN STREET

EAST WATERBORO ME 04030 5200
Sale Date: 11/08/2022

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
23.0124 - added 18.25x9.92 deck - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 45 MAIN ST E. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	63,200	78,000	10,000	131,200		
1ST MORTGAGE 0			2013	63,200	78,000	10,000	131,200		
2ND MORTGAGE 0			2014	63,200	78,000	10,000	131,200		
Zone/Land Use 11 Residential			2015	63,200	78,000	10,000	131,200		
Secondary Zone			2016	54,800	78,000	15,000	117,800		
Topography 1 Level			2017	54,800	78,000	15,000	117,800		
1.Level 4.Below St 7.Steep			2018	54,800	78,000	20,000	112,800		
2.Rolling 5.Low 8.Wet			2019	54,800	78,000	20,000	112,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	54,800	78,000	20,000	112,800		
Utilities 9 No Water/No Sewer			2021	60,300	78,000	24,500	113,800		
1.Public 4.Improve 7.Improve			2022	65,700	85,800	25,000	126,500		
2.Water 5.Improve 8.			2023	72,300	95,100	25,000	142,400		
3.Sewer 6.Improve 9.None			2024	81,100	115,300	25,000	171,400		
Street 1 Paved			2025	89,700	167,100	25,000	231,800		
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	
Sale Date 11/08/2022			14.Rear Land			%		4.Size/Shape	
Price			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.						%		8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing 9 Unknown			17.Secondary Lot			%		Acres	
1.Convent 4.Seller 7.			18.Excess Land			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		32.Pasture	
Validity 2 Related Parties						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				34.Frontage	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.00	90 %	2	35.Triangular Lot	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	0.37	100 %	0	36.Commercial	
Verified 5 Public Record			23.Non Conforming	24	3.11	77 %	6	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		4.48			45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 027-006


Account 1965

Location 25 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	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% 1 Hot Water BB	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 5		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair			
Stories 1 One Story		4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi			
1.1	4.1.50	Cool Type	0% 9 None	Insulation 1 Full				
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal			
3.3	6.2.50	2.Evapor	5. 8.	2.Heavy	5.Unk			
Exterior Walls 2 Wood Shingle		3.H Pump	6. 9.None	3.Capped	6. 9.None			
0.Wood	4.Asb/Asph	Kitchen Style 2 Typical		Unfinished % 0%				
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor 3 Average 90%				
2.Wd Sh	6.Br/St	2.Typical	5. 8.	1.E Grade	4.B Grade			
3.Compos.	7.Nov	3.Old Type	6. 9.None	2.D Grade	5.A Grade			
Roof Surface 1 Asphalt Shingles		Bath(s) Style 2 Typical Bath(s)		3.C Grade	6.AA Grade			
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint) 912				
2.Slate	5.Wood	2.Typical	5. 8.	Condition 4 Average				
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg			
SF Masonry Trim 0		# Rooms 5		2.Fair	5.Avg+			
OPEN-3- 0		# Bedrooms 2		3.Avg-	6.Good			
OPEN-4- 0		# Full Baths 1		Phys. % Good 0%				
Year Built 1957		# Half Baths 0		Funct. % Good 100%				
Year Remodeled 0		# Addn Fixtures 0		Functional Code 9 None				
Foundation 2 Concrete Block		# Fireplaces 0		1.Incomp	4.Small			
1.Concrete	4.Wood							
2.C Block	5.Slab					7.Layout	8.Other	9.None
3.Br/Stone	6.Prs/Post					Econ. % Good 100%		Economic Code None
Basement 4 Full Basement						0.None	3.Services	7.
1.1/4 Bmt	4.Full Bmt					1.Location	4.Traffic	8.
2.1/2 Bmt	5.None					2.Encroach	9.None	9.
3.3/4 Bmt	6. 9.None					Entrance Code 0		1.Interior
Bsmt Gar # Cars 0						2.Refusal	5.Estimate	8.
Wet Basement 1 Dry Basement						3.Informed	6.Office	9.RS
1.Dry	4. 7.					Information Code 0		1.Owner
2.Damp	5. 8.	2.Relative	5.Estimate	8.				
3.Wet	6. 9.	3.Tenant	6.Other	9.SNY				

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	0	48	0 0	0	0 %	0 %	
40 OPEN SCR	0	42	0 0	0	0 %	0 %	
23 Frame Garage	0	576	0 0	0	0 %	0 %	
24 Frame Shed	0	176	0 0	0	0 %	0 %	
24 Frame Shed	0	288	0 0	0	0 %	0 %	
24 Frame Shed	0	120	0 0	0	0 %	0 %	
24 Frame Shed	0	255	0 0	0	0 %	0 %	
68 Wood Deck	2022				%	%	5,000
					%	%	
					%	%	

