

DAY, SAMUEL R
10 FRANK STREET
NORTH WATERBORO ME 04061

Previous Owner
MADORE LINDA
10 FRANK ST

NORTH WATERBORO ME 04061
Sale Date: 9/12/2022

Previous Owner
HANSON, ROBERT M., SR. & BOWLEY, REBECCA
TWIN PINES ESTATES
10 FRANK ST
N WATERBORO ME 04061
Sale Date: 5/28/2019

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record					
Neighborhood 40 TWIN PINES NBHD			Year	Land	Buildings	Exempt	Total	
Tree Growth Year 0			2012	0	15,000	0	15,000	
1ST MORTGAGE 0			2019	0	0	0	0	
2ND MORTGAGE 0			2020	0	57,000	26,000	31,000	
Zone/Land Use 31 Agricultural/Residential			2021	0	57,000	30,380	26,620	
Secondary Zone			2022	0	57,000	31,000	26,000	
Topography 1 Level			2023	0	57,000	31,000	26,000	
1.Level 4.Below St 7.Steep			2024	0	57,000	0	57,000	
2.Rolling 5.Low 8.Wet			2025	0	57,000	0	57,000	
3.Above St 6.Swampy 9.Lev/Roll								
Utilities 9 No Water/No Sewer								
1.Public 4.Improve 7.Improve								
2.Water 5.Improve 8.								
3.Sewer 6.Improve 9.None								
Street 3 Gravel								
1.Paved 4.Proposed 7.ROW			Land Data					
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence	
3.Gravel 6.Aband 9.TG PLAN			11.Ossipee WF		Frontage	Depth	Factor	Code
LAND USE 0			12.Arrowhead WF					1.Unimproved
BUILDING USE 0			13.Waterfront					2.Excess Ftg /De
Sale Data			14.Rear Land					3.Topography
Sale Date 9/12/2022			15.Misc					4.Size/Shape
Price 88,000								5.Access or Rear
Sale Type 4 Mobile Home								6.Restriction
1.Land 4.Mobile 7.								7.Open Space
2.L & B 5.Other 8.			Square Foot	Square Feet				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 1 Arms Length Sale								33.Orchard
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				34.Frontage
2.Related 5.Partial 8.Other			21.Homesite (Frac					35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr					36.Commercial
Verified 1 Buyer			23.Non Conforming					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
								45.Camp Lot
								46.Site Improve
			Total Acreage		0.00			


Waterboro

Map Lot 055-007

Account 4178

Location 10 FRANK 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	
754 Champion	2019				%	%	55,000	1.One Story Fram
24 Frame Shed	2018				%	%	2,000	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