

BRUCKHART, RANDY L
BRUCKHART, EUNICE L JT
1045 MAIN ST
WATERBORO ME 04087

B16743P508

Previous Owner
BALMER JEFFREY A.
1045 MAIN ST

WATERBORO ME 04087
Sale Date: 12/04/2013

Previous Owner
BALMER JEFFREY A.
1045 MAIN ST

WATERBORO ME 04087
Sale Date: 11/25/2013

Previous Owner
CHICK ENTERPRISES INC*
PO BOX 119

WATERBORO ME 04087
Sale Date: 8/27/2010

Inspection Witnessed By:

X	Date
No./Date	Description

Notes:
New owners FY2012 Jeffrey A. Balmer & Randy L. Bruckhart
08/27/2010 \$240,000.
Comm. buildings and 3.69 acre parcel. Land remaining to
Chick at rear of Chick house.
adjusted land & bldgs due to depr factors
multiple sheds combined to one sqft. - ak 11/3/15

Waterboro

Property Data			Assessment Record						
Neighborhood 50 MAIN ST SO. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2010	181,300	205,200	0	386,500		
1ST MORTGAGE 0			2011	181,300	205,200	0	386,500		
2ND MORTGAGE 0			2012	155,800	116,500	0	272,300		
Zone/Land Use 21 Village			2013	155,800	116,500	0	272,300		
Secondary Zone			2014	155,800	116,500	0	272,300		
Topography 2 Rolling			2015	155,800	116,500	0	272,300		
1.Level 4.Below St 7.Steep			2016	141,500	118,000	0	259,500		
2.Rolling 5.Low 8.Wet			2017	141,500	118,000	0	259,500		
3.Above St 6.Swampy 9.Lev/Roll			2018	141,500	118,000	0	259,500		
Utilities 2 Public Water			2019	141,500	118,000	0	259,500		
1.Public 4.Improve 7.Improve			2020	141,500	118,000	0	259,500		
2.Water 5.Improve 8.			2021	155,600	118,000	0	273,600		
3.Sewer 6.Improve 9.None			2022	169,800	129,800	0	299,600		
Street 1 Paved									
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 11/25/2013			14.Rear Land				%		3.Topography
Price 240,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet			%		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 1 Conventional			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity 2 Related Parties			Fract. Acre	Acres/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	36	0.50	88	%	3	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26	3.19	80	%	6	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming	46	1.00	100	%	0	35.Triangular Lot
Verified 5 Public Record			Acres				%		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 (OS)				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			Total Acreage		3.69				

46.Site Improve

Waterboro

Map Lot 018-005A

Account 1693

Location 1045 MAIN STREET 1049

Card 1 Of 1 6/06/2022

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.			
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. 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-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same			
OPEN-4-CUSTOM 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	
220 STORE FRAME	1976	2400	2 100	5	50 %	70 %		1.One Story Fram
111 CONC. SLAB	0	2400	0 0	0	50 %	100 %		2.Two Story Fram
220 STORE FRAME	1979	2384	0 0	0	0 %	70 %		3.Three Story Fr
111 CONC. SLAB	0	2384	0 0	0	0 %	100 %		4.1 & 1/2 Story
220 STORE FRAME	1985	1040	0 0	0	50 %	70 %		5.1 & 3/4 Story
111 CONC. SLAB	0	1040	0 0	0	0 %	100 %		6.2 & 1/2 Story
220 STORE FRAME	0	1040	0 0	0	50 %	70 %		21.Open Frame Por
111 CONC. SLAB	0	1040	0 0	0	0 %	100 %		22.Encl Frame Por
24 Frame Shed	2015	384	0 0	0	0 %	0 %		23.Frame Garage
								24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic

