

BARNEY, JACOB A  
PAOLUCCI, ANGELA M  
103 MAIN STREET  
EAST WATERBORO ME 04030

B18532P567 B18622P493

Previous Owner  
PATCO CONSTRUCTION INC  
1293 MAIN STREET

SANFORD ME 04073  
Sale Date: 4/08/2021

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:  
21.0217 - split from 026-007 -sb  
21.1013 - added 24x34 1st/b, 4x4 deck -sb

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>			2022	46,400	0	0	46,400		
1ST MORTGAGE									
2ND MORTGAGE									
Zone/Land Use <b>21 Village</b>									
Secondary Zone									
Topography <b>1 Level</b>									
1.Level	4.Below St	7.Steep							
2.Rolling	5.Low	8.Wet							
3.Above St	6.Swampy	9.Lev/Roll							
Utilities <b>9 No Water/No Sewer</b>									
1.Public	4.Improve	7.Improve							
2.Water	5.Improve	8.							
3.Sewer	6.Improve	9.None							
Street <b>1 Paved</b>									
1.Paved	4.Proposed	7.ROW							
2.Semi Imp	5.Pvt	8.None							
3.Gravel	6.Aband	9.TG PLAN							
LAND USE <b>0</b>									
BUILDING USE <b>0</b>									
<b>Sale Data</b>									
Sale Date <b>4/08/2021</b>									
Price <b>243,180</b>									
Sale Type <b>2 Land &amp; Buildings</b>									
1.Land	4.Mobile	7.							
2.L & B	5.Other	8.							
3.Building	6.	9.							
Financing <b>9 Unknown</b>									
1.Convent	4.Seller	7.							
2.FHA/VA	5.Private	8.							
3.Assumed	6.Cash	9.Unknown							
Validity <b>1 Arms Length Sale</b>									
1.Valid	4.Split	7.Renovate							
2.Related	5.Partial	8.Other							
3.Distress	6.Exempt	9.							
Verified <b>5 Public Record</b>									
1.Buyer	4.Agent	7.Family							
2.Seller	5.Pub Rec	8.Other							
3.Lender	6.MLS	9.							
			<b>Land Data</b>						
			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
			11.Ossipee WF				%		1.Unimproved
			12.Arrowhead WF				%		2.Excess Ftg /De
			13.Waterfront				%		3.Topography
			14.Rear Land				%		4.Size/Shape
			15.Misc				%		5.Access or Rear
							%		6.Restriction
							%		7.Open Space
							%		8.View/Environ
							%		9.Fract Share
							%		<b>Acres</b>
							%		30.Rear (201+)
							%		31.Tillable/Horti
							%		32.Pasture
							%		33.Orchard
							%		34.Frontage
							%		35.Triangular Lot
							%		36.Commercial
							%		37.Softwood
							%		38.Mixed Wood
							%		39.Hardwood
							%		40.Wasteland
							%		41.Gravel Pit (Ac
							%		42.Mobile Home Si
							%		43.Condo Site
							%		44.Utility ROW
							%		45.Camp Lot
							%		46.Site Improve
			<b>Square Foot</b>	<b>Square Feet</b>					
			16.Regular Lot				%		
			17.Secondary Lot				%		
			18.Excess Land				%		
			19.Condominium				%		
			20.Pavement				%		
			<b>Fract. Acre</b>	<b>Acres/Sites</b>					
			21.Homesite (Frac	21	1.00	100	%	0	
			22.Vacant Lot (Fr	26	0.13	100	%	0	
			23.Non Conforming				%		
			<b>Acres</b>				%		
			24.Excess ( 5-10)				%		
			25.Excess (10+)				%		
			26.Excess (OS)				%		
			27.Rear (1-100)				%		
			28.Rear (101-150)				%		
			29.Rear (151-200)				%		
			<b>Total Acreage</b>		<b>1.13</b>				


**Waterboro**

Map Lot 026-007

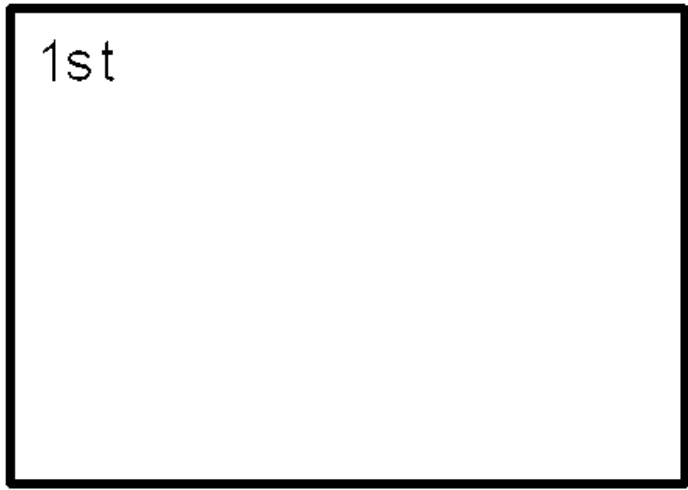
Account 5278

Location 103 MAIN STREET

Card 1 Of 1 6/06/2022

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% 1 Hot Water BB</b>	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.F/ Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.Fi/WallM 12.	3.3/4 Fin 6. 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 Aluminum/Vinyl</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor <b>4 Good 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>2 Typical Bath(s)</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>816</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>6 Good</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>0</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>2021</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>1 Concrete</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>4 Full 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>1 Dry 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	

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Date Inspected

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	16	0 0	0	0 %	0 %		1.One Story Fram
					%	%		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