Map Lot 003-057 Account 212 Location 30 MIDDLE ROAD Card 1 Of 1 9/25/2024

WHITTAKER, ROSEMARY
WHITTAKER, ASHLEY IRENE & TARAZEWICH, CHRISTOPHER
30 MIDDLE RD
WATERBORO ME 04087

B10455P321 B16590P627 B16590P629 B16629P253

Previous Owner
WHITTAKER ROSEMARY
30 MIDDLE ROAD

WATERBORO ME 04087
Sale Date: 4/05/2022

Previous Owner
MCKAY ROBERT JR & INGRID/
ROSEMARY WHITTAKER
C/O MERS
FLINT MI 48501 2026
Sale Date: 6/21/2013

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data

Neighborhood	**65 MIDDLE RD**
Tree Growth Year	**0**
1ST MORTGAGE	**0**
2ND MORTGAGE	**0**
Zone/Land Use	**33 Forest/Agricultural..**
Secondary Zone	
Topography	**2 Rolling**

1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
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	**1 Paved**

1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN

LAND USE	**0**
BUILDING USE	**0**

Sale Data

Sale Date	**4/05/2022**
Price	
Sale Type	**2 Land & Buildings**

1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing	**9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity	**2 Related Parties**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified	**5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	133,200	125,600	0	258,800
2013	133,200	125,600	0	258,800
2014	133,200	125,600	0	258,800
2015	133,200	125,600	0	258,800
2016	106,100	125,600	15,000	216,700
2017	106,100	125,600	15,000	216,700
2018	106,100	125,600	20,000	211,700
2019	106,100	125,600	20,000	211,700
2020	106,100	125,600	20,000	211,700
2021	116,700	125,600	24,500	217,800
2022	127,300	138,100	25,000	240,400
2023	140,000	153,200	25,000	268,200
2024	157,000	176,200	25,000	308,200
2025	182,600	252,500	25,000	410,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Ossipee WF				%	
12.Arrowhead WF				%	
13.Waterfront				%	
14.Rear Land				%	
15.Misc				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Pavement				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac	21	5.00		100 %	0
22.Vacant Lot (Fr	26	48.00		100 %	0
23.Non Conforming				%	
Acres				%	
24.Excess (5-10)				%	
25.Excess (10+)				%	
26.Excess				%	
27.Rear (1-100)				%	
28.Rear (101-150)				%	
29.Rear (151-200)				%	

Total Acreage 53.00

Influence Codes

1.Unimproved
2.Excess Ftg /De
3.Topography
4.Size/Shape
5.Access or Rear
6.Restriction
7.Open Space
8.View/Environ
9.Fract Share
Acres
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 Improveme

Waterboro

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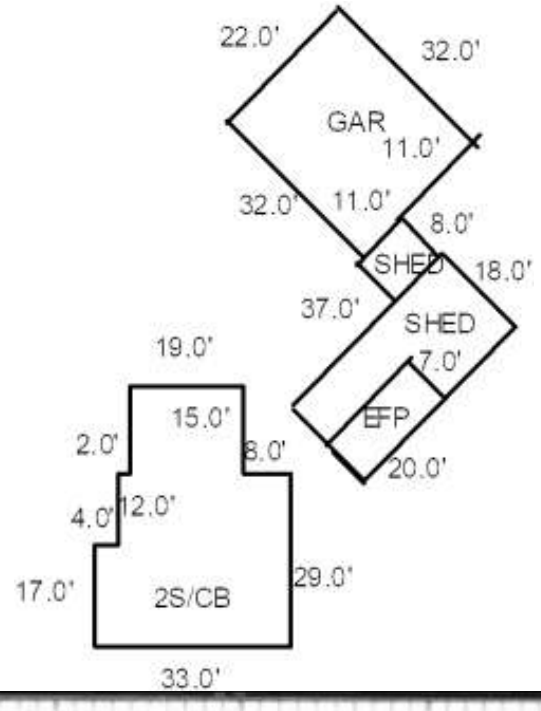
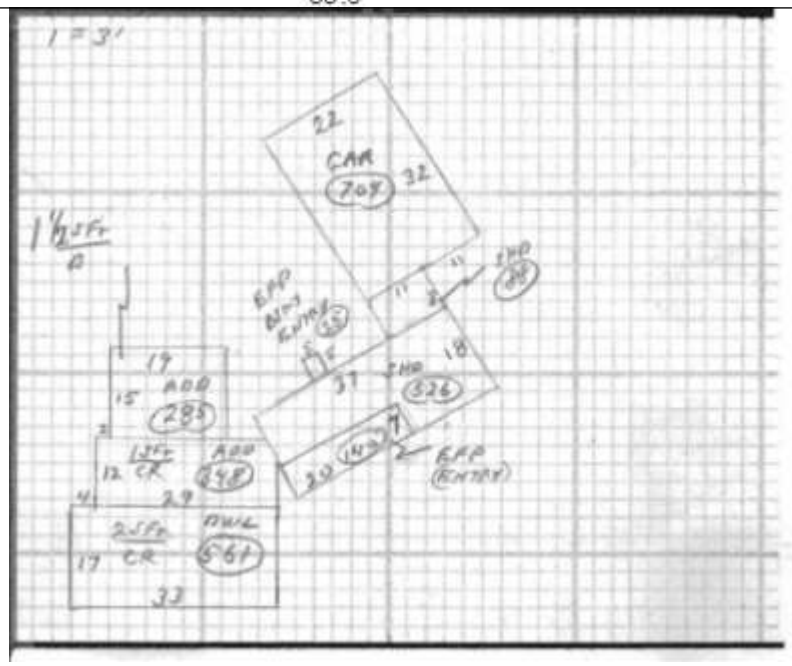
Building Style	**1 Conventional**	
1.Conv	5.Garr/Col	9.Other
2.Ranch	6.Split	10.Mohome
3.R Ranch	7.Contemp/	11.Condo
4.Cape	8.Log	12.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**2 Two Story**	
1.1	4.1.50	7.1.25
2.2	5.1.75	8.
3.3	6.2.50	9.
Exterior Walls	**1 Wood Siding**	
0.Wood	4.Asb/Asph	8.Alum/Vin
1.Wood	5.T-111	9.Other
2.Wd Sh	6.Br/St	11.
3.Compos.	7.Nov	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1790**	
Year Remodeled	**0**	
Foundation	**3 Brick &/or Stone**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Prs/Post	9.
Basement	**3 3/4 Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**3 Wet Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN 5 OPTIONAL	**0**	
Heat Type	**100%**	**5 Force Warm Air**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.HWRAD	7.Electric	11.
4.Steam	8.Fl/WallM	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

TRIO

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Not func	6.	9.
Attic	**5 Floor & Stairs**	
1.1/4 Fin	4.Full Fin	7.1/4 Unfi
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.1/2 Unfi	9.None
Insulation	**9 None**	
1.Full	4.Minimal	7.
2.Heavy	5.Unk	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grad
2.D Grade	5.A Grade	8.
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**561**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Small	7.Layout
2.O-Built	5.CDU	8.Other
3.Damage	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	7.
1.Location	4.Traffic	8.
2.Encroach	9.None	9.
Entrance Code	**0**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Office	9.RS
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
1 One Story Frame	0	348	0 0	0	0 %	0 %	
4 1 & 1/2 Story Fr	1960	285	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	140	0 0	0	0 %	0 %	
24 Frame Shed	0	526	0 0	0	0 %	0 %	
24 Frame Shed	0	88	0 0	0	0 %	0 %	
23 Frame Garage	0	704	0 0	0	0 %	0 %	
24 Frame Shed	0	336	0 0	0	0 %	0 %	
40 OPEN SCR	0	25	0 0	0	0 %	0 %	
27 Unfin Basement	0	285	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