

HOLOVACS, NATHANIEL L
616 MIDDLE ROAD
WATERBORO ME 04087

B8768P141 B17780P791

Previous Owner
CAMPBELL LAURA M
ATTN: NATHANIEL HOLOVACS
50 ELVIRA ST
ROCHESTER NY 14606
Sale Date: 8/10/2018

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 65 MIDDLE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	99,900	119,800	10,000	209,700		
1ST MORTGAGE 0			2013	99,900	119,800	10,000	209,700		
2ND MORTGAGE 0			2014	99,900	119,800	10,000	209,700		
Zone/Land Use 33 Forest/Agricultural..			2015	99,900	119,800	10,000	209,700		
Secondary Zone			2016	82,700	114,500	15,000	182,200		
Topography 3 Above Street			2017	82,700	114,500	15,000	182,200		
1.Level 4.Below St 7.Steep			2018	82,700	114,500	20,000	177,200		
2.Rolling 5.Low 8.Wet			2019	82,700	114,500	20,000	177,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	82,700	114,500	0	197,200		
Utilities 9 No Water/No Sewer			2021	91,000	114,500	0	205,500		
1.Public 4.Improve 7.Improve			2022	99,200	126,000	0	225,200		
2.Water 5.Improve 8.			2023	109,100	139,700	0	248,800		
3.Sewer 6.Improve 9.None			2024	122,400	157,400	0	279,800		
Street 1 Paved			2025	149,200	201,500	0	350,700		
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 8/10/2018			14.Rear Land				%		3.Topography
Price 245,000			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 9 Unknown			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 1 Arms Length Sale			Fract. Acre	Acreege/Sites					32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	5.00	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26	14.62	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		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				%		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		19.62				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 006-027E


Account 623

Location 616 MIDDLE ROAD

Card 1

Of 1

9/23/2024

Building Style	1 Conventional			SF Bsmt Living	0			Layout	1 Typical										
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% 1 Hot Water BB			3.Not func	6.	9.									
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat		Attic 9 None											
Dwelling Units 1			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 5 One & 3/4 Story			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 1 Full											
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 8 Aluminum/Vinyl			3.H Pump	6.	9.None		3.Capped 6. 9.None												
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style 2 Typical			Unfinished % 0%												
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.		Grade & Factor 3 Average 100%											
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 1 Asphalt Shingles			Bath(s) Style 2 Typical Bath(s)			3.C Grade 6.AA Grade 9.Same													
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.		SQFT (Footprint) 768											
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition 4 Average											
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G									
SF Masonry Trim 0			# Rooms 6			2.Fair 5.Avg+ 8.Exc													
OPEN-3- 0			# Bedrooms 3			3.Avg- 6.Good 9.Same													
OPEN-4- 0			# Full Baths 2			Phys. % Good 0%													
Year Built 1996			# Half Baths 0			Funct. % Good 100%													
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None													
Foundation 1 Concrete			# 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%				Economic Code None				
Basement 4 Full Basement			0.None 3.Services 7.								1.Location 4.Traffic 8.								
1.1/4 Bmt	4.Full Bmt	7.									2.Encroach 9.None 9.						Entrance Code 0		
2.1/2 Bmt	5.None	8.									1.Interior 4.Vacant 7.						2.Refusal 5.Estimate 8.		
3.3/4 Bmt	6.	9.None									3.Informed 6.Office 9.RS						Information Code 0		
Bsmt Gar # Cars 0			1.Owner 4.Agent 7.								2.Relative 5.Estimate 8.								
Wet Basement 1 Dry Basement			2.Tenant 6.Other 9.SNY																
1.Dry	4.	7.																	
2.Damp	5.	8.																	
3.Wet	6.	9.																	

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	0	80	0 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

