

DUCHETTE ROBERT A
474 MIDDLE ROAD
WATERBORO ME 04087

B8599P218 B16729P934

Inspection Witnessed By:

X		Date
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	86,000	165,000	10,000	241,000		
1ST MORTGAGE 0			2013	86,000	165,000	10,000	241,000		
2ND MORTGAGE 0			2014	86,000	165,000	10,000	241,000		
Zone/Land Use 33 Forest/Agricultural..			2015	83,500	165,000	10,000	238,500		
Secondary Zone			2016	70,800	165,000	15,000	220,800		
Topography 2 Rolling			2017	70,800	165,000	15,000	220,800		
1.Level 4.Below St 7.Steep			2018	70,800	165,000	20,000	215,800		
2.Rolling 5.Low 8.Wet			2019	70,800	165,000	20,000	215,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	70,800	168,100	20,000	218,900		
Utilities 9 No Water/No Sewer			2021	77,900	168,100	24,500	221,500		
1.Public 4.Improve 7.Improve			2022	85,000	185,000	25,000	245,000		
2.Water 5.Improve 8.			2023	93,500	205,100	25,000	273,600		
3.Sewer 6.Improve 9.None			2024	104,800	230,400	25,000	310,200		
Street 1 Paved			2025	139,300	302,200	25,000	416,500		
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			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		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			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			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	5.00	87	%	3	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	27	8.60	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming	26	5.00	100	%	0	35.Triangular Lot
Verified			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		18.60				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 006-027F


Account 625

Location 474 MIDDLE ROAD

Card 1

Of 1

9/23/2024

Building Style	2 Ranch	SF Bsmt Living	0	Layout	1 Typical				
1.Conv	5.Garr/Col	Fin Bsmt Grade	0 0	1.Typical	4. 7.				
2.Ranch	6.Split	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.				
3.R Ranch	7.Contemp/	Heat Type	100% 1 Hot Water BB	3.Not func	6. 9.				
4.Cape	8.Log	1.HWBB	5.FWA	Attic	0				
Dwelling Units	1	2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin				
Other Units	0	3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair				
Stories	1 One Story	4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi				
1.1	4.1.50	Cool Type	0% 9 None	Insulation	1 Full				
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal				
3.3	6.2.50	2.Evapor	5. 8.	2.Heavy	5.Unk				
Exterior Walls	8 Aluminum/Vinyl	3.H Pump	6. 9.None	3.Capped	6. 9.None				
0.Wood	4.Asb/Asph	Kitchen Style	2 Typical	Unfinished %	0%				
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor	3 Average 105%				
2.Wd Sh	6.Br/St	2.Typical	5. 8.	1.E Grade	4.B Grade				
3.Compos.	7.Nov	3.Old Type	6. 9.None	2.D Grade	5.A Grade				
Roof Surface	1 Asphalt Shingles	Bath(s) Style	2 Typical Bath(s)	3.C Grade	6.AA Grade				
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint)	1248				
2.Slate	5.Wood	2.Typical	5. 8.	Condition	6 Good				
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg				
SF Masonry Trim	0	# Rooms	6	2.Fair	5.Avg+				
OPEN-3-	0	# Bedrooms	3	3.Avg-	6.Good				
OPEN-4-	0	# Full Baths	2	Phys. % Good	0%				
Year Built	2001	# Half Baths	0	Funct. % Good	87%				
Year Remodeled	0	# Addn Fixtures	0	Functional Code	2 Overbuilt				
Foundation	1 Concrete	# Fireplaces	0	1.Incomp	4.Small				
1.Concrete	4.Wood								
2.C Block	5.Slab					0.None	3.Services	7. 7.	
3.Br/Stone	6.Prs/Post					1.Location	4.Traffic	8. 8.	
Basement	4 Full Basement					2.Encroach	9.None	9. 9.	
1.1/4 Bmt	4.Full Bmt					Entrance Code	0	1.Interior	4.Vacant
2.1/2 Bmt	5.None					1.Refusal	5.Estimate	8. 8.	
3.3/4 Bmt	6. 9.None					3.Informed	6.Office	9.RS	
Bsmt Gar # Cars	0					Information Code	0	1.Owner	4.Agent
Wet Basement	1 Dry Basement					2.Relative	5.Estimate	8. 8.	
1.Dry	4. 7.					3.Tenant	6.Other	9.SNY	
2.Damp	5. 8.								
3.Wet	6. 9.								

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	864	0 0	0	0	0	0	1.One Story Fram
91 1S AD/GAR	0	784	0 0	0	0	0	0	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

