

Map Lot 006-040-001

Account 4396

Location 504 MIDDLE ROAD

Card 1 Of 1

9/23/2024

VELANDRY, WILLIAM J
TOVEY, CHRISTINE L
504 MIDDLE ROAD
WATERBORO ME 04087

B14218P631 B18769P396

Previous Owner
RICH CHARLES H
RICH, MARY E
504 MIDDLE ROAD
WATERBORO ME 04087
Sale Date: 8/13/2021

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		
			2012	86,700	155,000	16,000	225,700		
Tree Growth Year 0			2013	82,800	155,000	16,000	221,800		
1ST MORTGAGE 0			2014	85,500	155,000	16,000	224,500		
2ND MORTGAGE 0									
Zone/Land Use 33 Forest/Agricultural..			2015	85,500	155,000	16,000	224,500		
Secondary Zone			2016	74,000	155,000	15,000	214,000		
			2017	74,000	155,000	15,000	214,000		
Topography 4 Below Street			2018	74,000	155,000	20,000	209,000		
1.Level	4.Below St	7.Steep	2019	74,000	155,000	20,000	209,000		
2.Rolling	5.Low	8.Wet							
3.Above St	6.Swampy	9.Lev/Roll	2020	74,000	155,700	20,000	209,700		
Utilities 9 No Water/No Sewer			2021	81,300	155,700	24,500	212,500		
1.Public	4.Improve	7.Improve	2022	88,700	171,300	25,000	235,000		
2.Water	5.Improve	8.							
3.Sewer	6.Improve	9.None	2023	97,600		0	287,600		
Street 1 Paved			2024	109,400	213,400	25,000	297,800		
1.Paved	4.Proposed	7.ROW	2025	140,600	280,500	25,000	396,100		
2.Semi Imp	5.Pvt	8.None							
3.Gravel	6.Aband	9.TG PLAN	Land Data						
Sale Data			Front Foot 11.Ossipee WF 12.Arrowhead WF 13.Waterfront 14.Rear Land 15.Misc	Type	Effective		Influence		Influence Codes
LAND USE 0					Frontage	Depth	Factor	Code	
BUILDING USE 0							%	1.Unimproved	
Sale Date 8/13/2021							%	2.Excess Ftg /De	
							%	3.Topography	
Price 388,000							%	4.Size/Shape	
Sale Type 2 Land & Buildings							%	5.Access or Rear	
1.Land	4.Mobile	7.					%	6.Restriction	
2.L & B	5.Other	8.					%	7.Open Space	
3.Building	6.	9.					%	8.View/Environ	
Financing 9 Unknown						%	9.Fract Share		
1.Convent	4.Seller	7.	Square Foot		Square Feet			Acres	
2.FHA/VA	5.Private	8.			%		30.Rear (201+)		
3.Assumed	6.Cash	9.Unknown			%		31.Tillable/Horti		
Validity 1 Arms Length Sale					%		32.Pasture		
1.Valid	4.Split	7.Renovate			%		33.Orchard		
2.Related	5.Partial	8.Other			%		34.Frontage		
3.Distress	6.Exempt	9.			%		35.Triangular Lot		
Verified 5 Public Record					%		36.Commercial		
1.Buyer	4.Agent	7.Family			%		37.Softwood		
2.Seller	5.Pub Rec	8.Other			%		38.Mixed Wood		
3.Lender	6.MLS	9.			%		39.Hardwood		
					%		40.Wasteland		
					%		41.Gravel Pit (Ac		
					%		42.Mobile Home Si		
					%		43.Condo Site		
					%		44.Utility ROW		
					%		45.Camp Lot		
					%		46.Site Improve		
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Building Style 2 Ranch			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.HWB	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.F/Stair 8.		
Stories 1 One Story			4.Steam	8.F/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 Alumunum/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) 1632		
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition 7 Very Good		
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 2003			# 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.	T TRIO			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 4 Full Basement						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 2						Entrance Code 0		
Wet Basement 1 Dry Basement						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	1.One Story Fram
21 Open Frame	0	128	0 0	0	0	% 0	%	2.Two Story Fram
68 Wood Deck	0	192	0 0	0	0	% 0	%	3.Three Story Fr
						%	%	4.1 & 1/2 Story
						%	%	5.1 & 3/4 Story
						%	%	6.2 & 1/2 Story
						%	%	21.Open Frame Por
						%	%	22.End Frame Por
						%	%	23.Frame Garage
						%	%	24.Frame Shed
						%	%	25.Frame Bay Wind
						%	%	26.1SFr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic