

CUPKA, MICHAEL J JR  
CUPKA, DAVID A  
PO BOX 509  
NORTH WATERBORO ME 04061

B6686P42 B19207P467

Previous Owner  
CUPKA MICHAEL JR  
PO BOX 509

NORTH WATERBORO ME 04061  
Sale Date: 1/18/2023

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>66 MIDDLE RD N</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	66,200	182,200	10,000	238,400		
1ST MORTGAGE <b>0</b>			2013	66,200	182,200	10,000	238,400		
2ND MORTGAGE <b>0</b>			2014	66,200	182,200	10,000	238,400		
Zone/Land Use <b>33 Forest/Agricultural..</b>			2015	66,200	182,200	10,000	238,400		
Secondary Zone			2016	56,600	182,200	15,000	223,800		
Topography <b>2 Rolling</b>			2017	56,600	182,200	15,000	223,800		
1.Level 4.Below St 7.Steep			2018	56,600	182,200	20,000	218,800		
2.Rolling 5.Low 8.Wet			2019	56,600	182,200	20,000	218,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	56,600	182,200	20,000	218,800		
Utilities <b>9 No Water/No Sewer</b>			2021	62,300	182,200	24,500	220,000		
1.Public 4.Improve 7.Improve			2022	62,300	200,400	25,000	237,700		
2.Water 5.Improve 8.			2023	74,700	222,300	25,000	272,000		
3.Sewer 6.Improve 9.None			2024	83,800	249,600	25,000	308,400		
Street <b>1 Paved</b>			2025	110,000	326,200	25,000	411,200		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date <b>1/18/2023</b>			15.Misc			%		5.Access or Rear	
Price						%		6.Restriction	
Sale Type <b>2 Land &amp; Buildings</b>						%		7.Open Space	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.View/Environ	
2.L & B 5.Other 8.						%		9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		<b>Acres</b>	
Financing <b>9 Unknown</b>			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		33.Orchard	
Validity <b>2 Related Parties</b>						%		34.Frontage	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	5.00	75 %	3	36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	27	5.06	90 %	3	37.Softwood	
Verified <b>5 Public Record</b>			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			<b>Total Acreage</b>		<b>10.06</b>			46.Site Improve	

# Waterboro

Map Lot 010-007-001-002

Account 1081

Location 987 MIDDLE ROAD

Card 1

Of 1

9/23/2024

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 7.1/4 Unfi
Other Units <b>0</b>	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories <b>1 One Story</b>	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 <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 Alumunum/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>3 Average 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>1944</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>5 Above Average</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>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3- <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1995</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>5 Estimated</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>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.SNY



Date Inspected 11/11/2005

<b>Additions, Outbuildings &amp; Improvements</b>									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
21 Open Frame	0	144	0 0	0	0	0 %	0 %		1.One Story Fram
23 Frame Garage	0	624	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

