

MCCOY TIMOTHY
PO BOX 461
WATERBORO ME 04087

B8502P75

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 50 MAIN ST SO. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	41,400	58,900	10,000	90,300		
1ST MORTGAGE 0			2013	41,400	58,900	10,000	90,300		
2ND MORTGAGE 0			2014	41,400	58,900	10,000	90,300		
Zone/Land Use 21 Village			2015	41,400	58,900	0	100,300		
Secondary Zone			2016	35,200	58,900	0	94,100		
Topography 1 Level			2017	35,200	58,900	0	94,100		
1.Level 4.Below St 7.Steep			2018	35,200	58,900	0	94,100		
2.Rolling 5.Low 8.Wet			2019	35,200	58,900	0	94,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	35,200	59,100	0	94,300		
Utilities 2 Public Water			2021	38,700	59,100	0	97,800		
1.Public 4.Improve 7.Improve			2022	42,200	65,000	0	107,200		
2.Water 5.Improve 8.			2023	46,400	72,100	0	118,500		
3.Sewer 6.Improve 9.None			2024	52,000	80,900	0	132,900		
Street 1 Paved			2025	63,600	111,100	0	174,700		
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			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	0.50	90	%	3	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		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		0.50				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 019-059

Account 1752

Location 1014 MAIN STREET

Card 1 Of 1

9/23/2024

Building Style	4 Cape Cod	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% 5 Force Warm Air		3.Not func	6.	9.			
4.Cape	8.Log	1.HWBB	5.FWA	9.No Heat	Attic 4 Full Finished					
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 1 One 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 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) 624				
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition 3 Below Average				
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G		
SF Masonry Trim 0			# Rooms	5		2.Fair	5.Avg+	8.Exc		
OPEN-3- 0			# Bedrooms	3		3.Avg-	6.Good	9.Same		
OPEN-4- 0			# Full Baths	1		Phys. % Good 0%				
Year Built 1948			# Half Baths	0		Funct. % Good 100%				
Year Remodeled 0			# Addn Fixtures	0		Functional Code 9 None				
Foundation 2 Concrete Block			# Fireplaces	0		1.Incomp	4.Small	7.Layout		
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d72; color: white; padding: 10px 20px; font-size: 2em; font-weight: bold; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>							
2.C Block	5.Slab	8.								
3.Br/Stone	6.Prs/Post	9.								
Basement 4 Full 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 1 Dry Basement										
1.Dry	4.	7.								
2.Damp	5.	8.								
3.Wet	6.	9.								
Date Inspected			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.
			1.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			

Additions, Outbuildings & Improvements										
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value			
22 Encl Frame Porch	0	60	0 0	0	0	0	%	0	%	1.One Story Fram
68 Wood Deck	0	64	0 0	0	0	0	%	0	%	2.Two Story Fram
27 Unfin Basement	0	288	0 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.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

