

MCCARTHY, MOLLY M
8 CARLE LANE
WATERBORO ME 04087

B8365P232 B16985P421 B17117P992

Previous Owner
MCCARTHY MOLLY M
MCCARTHY, JAMES F
8 CARLE LANE
WATERBORO ME 04087
Sale Date: 3/07/2019

Previous Owner
CARTER JOHN R & WENDY K TRUSTEES OF THE
CARTER FAMILY REVOCABLE LIVING TRUST
2692 NE HIGHWAY 70 #638
ARCADIA FL 34266
Sale Date: 10/19/2015

Inspection Witnessed By:

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

Notes:
20.0714 - added second story -sb
23.0626 - removed James McCarthy, deceased; Molly McCarthy (fka Molly Brown) is surviving joint tenant - vv

Waterboro

Property Data			Assessment Record						
Neighborhood	80 MIDDLE BRANCH POND A		Year	Land	Buildings	Exempt	Total		
Tree Growth Year	0		2012	91,800	108,500	10,000	190,300		
1ST MORTGAGE	0		2013	91,800	108,500	10,000	190,300		
2ND MORTGAGE	0		2014	91,800	108,500	0	200,300		
Zone/Land Use	48 Shoreland		2015	91,800	108,500	0	200,300		
Secondary Zone	31		2016	87,200	108,500	0	195,700		
Topography	2 Rolling		2017	87,200	108,500	0	195,700		
1.Level	4.Below St	7.Steep	2018	87,200	108,500	0	195,700		
2.Rolling	5.Low	8.Wet	2019	87,200	108,500	0	195,700		
3.Above St	6.Swampy	9.Lev/Roll	2020	87,200	109,600	0	196,800		
Utilities	9 No Water/No Sewer		2021	95,900	166,700	0	262,600		
1.Public	4.Improve	7.Improve	2022	104,700	183,400	25,000	263,100		
2.Water	5.Improve	8.	2023	115,100	203,400	25,000	293,500		
3.Sewer	6.Improve	9.None	2024	129,100	228,900	25,000	333,000		
Street	3 Gravel		2025	137,700	312,300	25,000	425,000		
1.Paved	4.Proposed	7.ROW	Land Data						
2.Semi Imp	5.Pvt	8.None	Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel	6.Aband	9.TG PLAN			Frontage	Depth	Factor	Code	
LAND USE	0		11.Ossipee WF	13	069	177	100 %	0	1.Unimproved
BUILDING USE	0		12.Arrowhead WF				%		2.Excess Ftg /De
Sale Data			13.Waterfront				%		3.Topography
Sale Date	3/07/2019		14.Rear Land				%		4.Size/Shape
Price			15.Misc				%		5.Access or Rear
Sale Type	2 Land & Buildings		Square Foot		Square Feet				6.Restriction
1.Land	4.Mobile	7.	16.Regular Lot				%		7.Open Space
2.L & B	5.Other	8.	17.Secondary Lot				%		8.View/Environ
3.Building	6.	9.	18.Excess Land				%		9.Fract Share
Financing	9 Unknown		19.Condominium				%		Acres
1.Convent	4.Seller	7.	20.Pavement				%		30.Rear (201+)
2.FHA/VA	5.Private	8.	Fract. Acre		Acreege/Sites				31.Tillable/Horti
3.Assumed	6.Cash	9.Unknown	21.Homesite (Frac				%		32.Pasture
Validity	2 Related Parties		22.Vacant Lot (Fr				%		33.Orchard
1.Valid	4.Split	7.Renovate	23.Non Conforming				%		34.Frontage
2.Related	5.Partial	8.Other	Acres		Acreege/Sites				35.Triangular Lot
3.Distress	6.Exempt	9.	24.Excess (5-10)				%		36.Commercial
Verified	7 Family Member		25.Excess (10+)				%		37.Softwood
1.Buyer	4.Agent	7.Family	26.Excess				%		38.Mixed Wood
2.Seller	5.Pub Rec	8.Other	27.Rear (1-100)				%		39.Hardwood
3.Lender	6.MLS	9.	28.Rear (101-150)				%		40.Wasteland
			29.Rear (151-200)				%		41.Gravel Pit (Ac
			Total Acreage		0.14				42.Mobile Home Si
									43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 024-027

Account 1916

Location 8 CARLE LANE

Card 1 Of 1 9/23/2024

Building Style	2 Ranch	
1.Conv	5.Garr/Col	9.Other
2.Ranch	6.Split	10.Mohome
3.R Ranch	7.Contemp/	11.Condo
4.Cape	8.Log	12.
Dwelling Units	1	
Other Units	0	
Stories	2 Two Story	
1.1	4.1.50	7.1.25
2.2	5.1.75	8.
3.3	6.2.50	9.
Exterior Walls	8 Alumunum/Vinyl	
0.Wood	4.Asb/Asph	8.Alum/Vin
1.Wood	5.T-111	9.Other
2.Wd Sh	6.Br/St	11.
3.Compos.	7.Nov	12.
Roof Surface	1 Asphalt Shingles	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	0	
OPEN-3-	0	
OPEN-4-	0	
Year Built	1965	
Year Remodeled	1997	
Foundation	2 Concrete Block	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Prs/Post	9.
Basement	3 3/4 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.

SF Bsmt Living	0	
Fin Bsmt Grade	0 0	
OPEN 5 OPTIONAL	0	
Heat Type	100%	1 Hot Water BB
1.HWB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.HWRAD	7.Electric	11.
4.Steam	8.F/WallM	12.
Cool Type	0%	9 None
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	1 Modern	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	1 Modern Bath(s)	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	4	
# Bedrooms	2	
# Full Baths	1	
# Half Baths	0	
# Addn Fixtures	0	
# Fireplaces	0	

Layout	1 Typical	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Not func	6.	9.
Attic	9 None	
1.1/4 Fin	4.Full Fin	7.1/4 Unfi
2.1/2 Fin	5.F/Stair	8.
3.3/4 Fin	6.1/2 Unfi	9.None
Insulation	1 Full	
1.Full	4.Minimal	7.
2.Heavy	5.Unk	8.
3.Capped	6.	9.None
Unfinished %	0%	
Grade & Factor	3 Average 90%	
1.E Grade	4.B Grade	7.AAA Grad
2.D Grade	5.A Grade	8.
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	1152	
Condition	5 Above Average	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	0%	
Funct. % Good	100%	
Functional Code	9 None	
1.Incomp	4.Small	7.Layout
2.O-Built	5.CDU	8.Other
3.Damage	6.Style	9.None
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.
2.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



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	217	0 0	0	0	0	%	
68 Wood Deck	0	96	0 0	0	0	0	%	
23 Frame Garage	0	576	0 0	0	0	0	%	
71 Carport	0	180	0 0	0	0	0	%	
24 Frame Shed	0	66	0 0	0	0	0	%	
24 Frame Shed	0	24	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

