

GANNETT, WILLIAM F  
140 MIDDLE ROAD  
WATERBORO ME 04087

B11525P185 B17308P109 B17920P216

Previous Owner  
GANNETT CHARA V  
GANNETT, WILLIAM F  
140 MIDDLE ROAD  
WATERBORO ME 04087  
Sale Date: 4/01/2019

Previous Owner  
TULIPANO MARK & MARIE ANN  
ATTN: CHARA & WM GANNETT  
140 MIDDLE ROAD  
WATERBORO ME 04087  
Sale Date: 8/29/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>65 MIDDLE RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	100,200	262,500	10,000	352,700		
1ST MORTGAGE <b>0</b>			2013	100,200	262,500	10,000	352,700		
2ND MORTGAGE <b>0</b>			2014	100,200	262,500	10,000	352,700		
Zone/Land Use <b>33 Forest/Agricultural..</b>			2015	100,200	262,500	10,000	352,700		
Secondary Zone			2016	83,000	262,500	15,000	330,500		
Topography <b>3 Above Street</b>			2017	83,000	262,500	15,000	330,500		
1.Level 4.Below St 7.Steep			2018	83,000	262,500	0	345,500		
2.Rolling 5.Low 8.Wet			2019	83,000	262,500	0	345,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	83,000	265,200	0	348,200		
Utilities <b>9 No Water/No Sewer</b>			2021	91,200	265,200	0	356,400		
1.Public 4.Improve 7.Improve			2022	99,500	291,800	0	391,300		
2.Water 5.Improve 8.			2023	109,500	323,600	0	433,100		
3.Sewer 6.Improve 9.None			2024	122,800	363,400	0	486,200		
Street <b>1 Paved</b>			2025	149,600	477,400	0	627,000		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date <b>8/29/2016</b>			14.Rear Land				%		3.Topography
Price <b>359,900</b>			15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing <b>1 Conventional</b>			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>							%		32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	5.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	15.00	100	%	0	35.Triangular Lot
Verified <b>1 Buyer</b>			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
				<b>Total Acreage</b>		20.00			44.Utility ROW
									45.Camp Lot
									46.Site Improve

# Waterboro

Map Lot 003-040-001

Account 4493

Location 140 MIDDLE ROAD

Card 1

Of 2

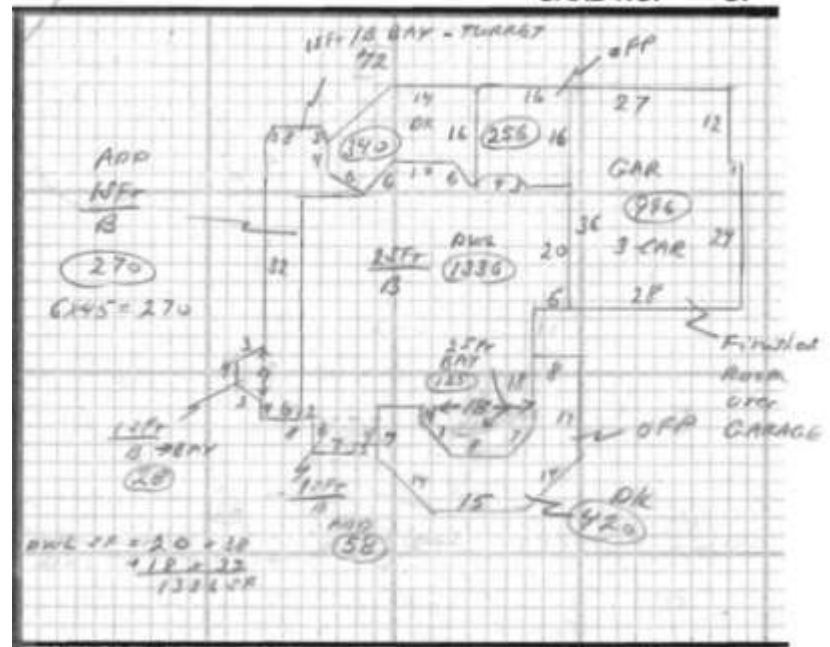
9/25/2024

Building Style	<b>1 Conventional</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
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL <b>0</b>		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100% 1 Hot Water BB</b>	3.Not func
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units <b>1</b>			2.HWCI	6.GravWA	10.
Other Units <b>0</b>			3.HWRAD	7.Electric	11.
Stories		<b>2 Two Story</b>	4.Steam	8.F/WallM	12.
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.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls		<b>8 Aluminum/Vinyl</b>	3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style		<b>1 Modern</b>
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface		<b>1 Asphalt Shingles</b>	Bath(s) Style		<b>1 Modern Bath(s)</b>
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim		<b>0</b>	# Rooms		<b>0</b>
OPEN-3-		<b>0</b>	# Bedrooms		<b>4</b>
OPEN-4-		<b>0</b>	# Full Baths		<b>3</b>
Year Built		<b>2004</b>	# Half Baths		<b>1</b>
Year Remodeled		<b>0</b>	# Addn Fixtures		<b>0</b>
Foundation		<b>1 Concrete</b>	# Fireplaces		<b>0</b>
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; 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		<b>4 Full Basement</b>			
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		<b>0</b>			
Wet Basement		<b>1 Dry Basement</b>			
1.Dry	4.	7.			
2.Damp	5.	8.			
3.Wet	6.	9.			
Unfinished %		<b>0%</b>	Grade & Factor		<b>4 Good 70%</b>
Condition		<b>7 Very Good</b>	1.E Grade		4.B Grade
1.Poor		4.Avg	7.V G	2.Fair	5.Avg+
2.Fair		5.Avg+	8.Exc	3.Avg-	6.Good
3.Avg-		6.Good	9.Same	Phys. % Good <b>0%</b>	
4.Small		7.Layout	Funct. % Good <b>100%</b>		Functional Code <b>9 None</b>
5.CDU		8.Other	Econ. % Good <b>100%</b>		Economic Code <b>None</b>
6.Style		9.None	0.None		3.Services
7.None		9.None	1.Location		4.Traffic
8.Other		9.None	2.Encroach		9.None
9.None		9.None	Entrance Code <b>0</b>		1.Interior
10.None		3.Services	1.Owner		4.Agent
11.None		7.	2.Relative		5.Estimate
12.None		8.	3.Tenant		6.Other
13.None		9.SNY			

Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	270	0 0	0	0	0 %	0 %
1 One Story Frame	0	58	0 0	0	0	0 %	0 %
55 2S Ma Bay	0	125	0 0	0	0	0 %	0 %
25 Frame Bay	0	28	0 0	0	0	0 %	0 %
25 Frame Bay	0	72	0 0	0	0	0 %	0 %
55 2S Ma Bay	0	60	0 0	0	0	0 %	0 %
21 Open Frame	0	256	0 0	0	0	0 %	0 %
68 Wood Deck	0	340	0 0	0	0	0 %	0 %
68 Wood Deck	0	420	0 0	0	0	0 %	0 %
23 Frame Garage	0	996	0 0	0	0	0 %	0 %



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Tree Growth Year <b>0</b>			2012	0	2,700	0	2,700		
1ST MORTGAGE <b>0</b>			2013	0	2,700	0	2,700		
2ND MORTGAGE <b>0</b>			2014	0	2,700	0	2,700		
Zone/Land Use <b>33 Forest/Agricultural..</b>			2015	0	2,700	0	2,700		
Secondary Zone			2016	0	2,700	0	2,700		
Topography <b>3 Above Street</b>			2017	0	2,700	0	2,700		
1.Level 4.Below St 7.Steep			2018	0	3,400	0	3,400		
2.Rolling 5.Low 8.Wet			2019	0	3,400	0	3,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	0	2,700	0	2,700		
Utilities <b>9 No Water/No Sewer</b>			2021	0	2,700	0	2,700		
1.Public 4.Improve 7.Improve			2022	0	2,900	0	2,900		
2.Water 5.Improve 8.			2023	0	3,200	0	3,200		
3.Sewer 6.Improve 9.None			2024	0	3,600	0	3,600		
Street <b>1 Paved</b>			2025	0	6,900	0	6,900		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			12.Arrowhead WF			%		1.Unimproved	
<b>Sale Data</b>			13.Waterfront			%		2.Excess Ftg /De	
Sale Date <b>8/29/2016</b>			14.Rear Land			%		3.Topography	
Price <b>359,900</b>			15.Misc			%		4.Size/Shape	
Sale Type <b>2 Land &amp; Buildings</b>						%		5.Access or Rear	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				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 <b>1 Conventional</b>			18.Excess Land			%		9.Fract Share	
1.Convent 4.Seller 7.			19.Condominium			%		<b>Acres</b>	
2.FHA/VA 5.Private 8.			20.Pavement			%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown						%		31.Tillable/Horti	
Validity <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				32.Pasture	
1.Valid 4.Split 7.Renovate			21.Homesite (Frac			%		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 <b>1 Buyer</b>			<b>Acres</b>			%		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	
				<b>Total Acreage 0.00</b>				43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

**Waterboro**

Map Lot 003-040-001

Account 4493

Location 140 MIDDLE ROAD

Card 2

Of 2

9/25/2024

Building Style <b>0</b>	SF Bsmt Living <b>0</b>	Layout <b>0</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% 0</b>	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>0</b>
Dwelling Units <b>0</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>0</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>0</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>0 Wood Siding</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style <b>0</b>	Unfinished % <b>0%</b>
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor <b>0 0%</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>0</b>	Bath(s) Style <b>0</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>0</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>0</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>0</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3- <b>0</b>	# Bedrooms <b>0</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>0</b>	Phys. % Good <b>0%</b>
Year Built <b>0</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>0</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>0</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>0</b>
Wet Basement <b>0</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>0</b>
		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
27 Unfin Basement	0	328	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