

WOLFE JOHN E
WOLFE, CATHERINE A
325A WEST ROAD
WATERBORO ME 04087

B11556P19

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:
 24.0104 - all outbuildings were at 0% functional and were calculating at \$0 value; updated functional percentage to 100% on all outbuildings; reduced condition to average on all outbuildings - vv
 24.0508 - changed tennis court to barn - vv

Waterboro

Property Data			Assessment Record						
Neighborhood 63 WEST RD MID			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	72,700	158,400	16,000	215,100		
1ST MORTGAGE 0			2013	72,700	158,400	10,000	221,100		
2ND MORTGAGE 0			2014	72,700	158,400	10,000	221,100		
Zone/Land Use 31 Agricultural/Residential			2015	72,700	158,400	10,000	221,100		
Secondary Zone			2016	61,300	158,400	15,000	204,700		
Topography 2 Rolling			2017	61,300	158,400	15,000	204,700		
1.Level 4.Below St 7.Steep			2018	61,300	158,400	20,000	199,700		
2.Rolling 5.Low 8.Wet			2019	61,300	158,400	20,000	199,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	61,300	158,400	20,000	199,700		
Utilities 9 No Water/No Sewer			2021	67,400	158,400	24,500	201,300		
1.Public 4.Improve 7.Improve			2022	73,600	174,300	25,000	222,900		
2.Water 5.Improve 8.			2023	80,900	193,300	25,000	249,200		
3.Sewer 6.Improve 9.None			2024	90,700	217,100	25,000	282,800		
Street 1 Paved			2025	112,200	451,900	25,000	539,100		
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					Frontage	Depth	Factor	Code	
BUILDING USE 0			11.Ossipee WF			%		1.Unimproved	
Sale Data			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Date			13.Waterfront			%		3.Topography	
Price			14.Rear Land			%		4.Size/Shape	
Sale Type			15.Misc			%		5.Access or Rear	
1.Land 4.Mobile 7.			Square Foot	Square Feet				6.Restriction	
2.L & B 5.Other 8.						%		7.Open Space	
3.Building 6. 9.			16.Regular Lot			%		8.View/Environ	
Financing			17.Secondary Lot			%		9.Fract Share	
1.Convent 4.Seller 7.			18.Excess Land			%		Acres	
2.FHA/VA 5.Private 8.			19.Condominium			%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		31.Tillable/Horti	
Validity			Fract. Acre	Acreege/Sites				32.Pasture	
1.Valid 4.Split 7.Renovate				21.Homesite (Frac	21	2.00	100 %	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	24	2.00	100 %	0	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		4.00	43.Condo Site			
						44.Utility ROW			
						45.Camp Lot			
						46.Site Improve			

Waterboro

Map Lot 003-049

Account 203

Location 325 WEST ROAD

Card 1

Of 1

9/25/2024

Building Style	4 Cape Cod	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% 8 Floor/Wall Unit M	3.Not func	6. 9.
4.Cape	8.Log 12.	1.HWBB	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.FI/Stair 8.
Stories	4 One & 1/2 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	1 Wood Siding	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)	1209
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	5 Above Average
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G
SF Masonry Trim	0	# Rooms	9	2.Fair	5.Avg+ 8.Exc
OPEN-3-	0	# Bedrooms	4	3.Avg-	6.Good 9.Same
OPEN-4-	0	# Full Baths	2	Phys. % Good	0%
Year Built	1795	# Half Baths	0	Funct. % Good	100%
Year Remodeled	2003	# Addn Fixtures	0	Functional Code	9 None
Foundation	3 Brick &/or Stone	# Fireplaces	2	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: #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	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					

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
4 1 & 1/2 Story Fr	0	783	0 0	4	0 %	100 %	
22 Encl Frame Porch	0	342	0 0	4	0 %	100 %	
1 One Story Frame	0	119	0 0	4	0 %	100 %	
22 Encl Frame Porch	0	104	0 0	4	0 %	100 %	
68 Wood Deck	0	119	0 0	4	0 %	100 %	
24 Frame Shed	2003	192	0 0	4	0 %	100 %	
65 Barn/Stable	2001	720	0 0	4	0 %	100 %	
23 Frame Garage	1989	480	0 0	4	0 %	100 %	
29 Finished Attic	0	783	0 0	4	0 %	100 %	
27 Unfin Basement	0	902	0 0	4	0 %	100 %	

