

MELANCON, CLAUDINE M
CANTARA, NORMAN P
331 MIDDLE ROAD
WATERBORO ME 04087

B2397P342 B15225P679 B16832P968 B19050P590

Previous Owner
SAYCE SANDRA V
C/O MERS
PO BOX 2026
FLINT MI 48501 2026
Sale Date: 6/16/2022

Previous Owner
THOMANN LAWRENCE A & DELL MARGARET
PO BOX 288

WATERBORO ME 04087
Sale Date: 8/02/2007

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Property Data				Assessment Record							
Neighborhood 65 MIDDLE RD				Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0				2012	93,200	196,000	0	289,200			
1ST MORTGAGE 0				2013	93,200	196,000	0	289,200			
2ND MORTGAGE 0				2014	93,200	196,000	0	289,200			
Zone/Land Use 33 Forest/Agricultural..				2015	93,200	196,000	0	289,200			
Secondary Zone				2016	78,100	196,000	0	274,100			
Topography 3 Above Street				2017	78,100	196,000	0	274,100			
1.Level 4.Below St 7.Steep				2018	78,100	196,000	0	274,100			
2.Rolling 5.Low 8.Wet				2019	78,100	196,000	0	274,100			
3.Above St 6.Swampy 9.Lev/Roll				2020	78,100	196,000	0	274,100			
Utilities 9 No Water/No Sewer				2021	85,900	196,000	0	281,900			
1.Public 4.Improve 7.Improve				2022	93,700	215,600	0	309,300			
2.Water 5.Improve 8.				2023	103,000	239,100	0	342,100			
3.Sewer 6.Improve 9.None				2024	115,500	268,500	0	384,000			
Street 1 Paved				2025	142,600	354,100	0	496,700			
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 6/16/2022				14.Rear Land				%		3.Topography	
Price 439,000				15.Misc				%		4.Size/Shape	
Sale Type 2 Land & Buildings								%		5.Access or Rear	
1.Land 4.Mobile 7.								%		6.Restriction	
2.L & B 5.Other 8.				Square Foot		Square Feet				7.Open Space	
3.Building 6. 9.				16.Regular Lot				%		8.View/Environ	
Financing 9 Unknown				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 1 Arms Length Sale								%		32.Pasture	
1.Valid 4.Split 7.Renovate				Fract. Acre		Acreege/Sites				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		8.00	100	%	0	35.Triangular Lot
Verified 5 Public Record				23.Non Conforming				%			36.Commercial
1.Buyer 4.Agent 7.Family				Acres				%			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
					Total Acreage		13.00				44.Utility ROW
											45.Camp Lot
											46.Site Improveme

Waterboro

Map Lot 003-063


Account 220

Location 331 MIDDLE 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% 1 Hot Water BB	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 8 Aluminum/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 125%
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) 768
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 8 Excellent
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 97%
Year Built 2004	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	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 100%
Basement 4 Full Basement		Economic Code None
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 0		Entrance Code 0
Wet Basement 1 Dry Basement		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 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	
1 One Story Frame	0	576	0 0	0	0	% 0	%	1.One Story Fram
23 Frame Garage	0	576	0 0	8	0	% 0	%	2.Two Story Fram
68 Wood Deck	0	120	0 0	8	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

