

JOURDENAIS, DARREN F  
386 MIDDLE ROAD  
WATERBORO ME 04087

B14573P65 B17226P91 B18126P555 B18757P579

Previous Owner  
JOURDENAIS, KATHERINE A  
JOURDENAIS, DARREN F  
386 MIDDLE ROAD  
WATERBORO ME 04087  
Sale Date: 7/27/2021

Previous Owner  
GANNETT DANIELLE L (JT)  
GANNETT, STUART B III  
386 MIDDLE ROAD  
WATERBORO ME 04087  
Sale Date: 12/16/2019

Previous Owner  
FANNIE MAE  
14221 DALLAS PARKWAY

DALLAS TX 75254  
Sale Date: 8/16/2016

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	85,300	182,500	10,000	257,800		
1ST MORTGAGE <b>0</b>			2013	85,300	182,500	10,000	257,800		
2ND MORTGAGE <b>0</b>			2014	85,300	182,500	10,000	257,800		
Zone/Land Use <b>33 Forest/Agricultural..</b>			2015	85,300	182,500	10,000	257,800		
Secondary Zone			2016	72,500	182,500	15,000	240,000		
Topography <b>2 Rolling</b>			2017	72,500	182,500	15,000	240,000		
1.Level 4.Below St 7.Steep			2018	72,500	182,500	0	255,000		
2.Rolling 5.Low 8.Wet			2019	72,500	182,500	0	255,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	72,500	183,200	0	255,700		
Utilities <b>9 No Water/No Sewer</b>			2021	79,800	183,200	0	263,000		
1.Public 4.Improve 7.Improve			2022	87,000	201,600	0	288,600		
2.Water 5.Improve 8.			2023	95,700	223,600	0	319,300		
3.Sewer 6.Improve 9.None			2024	107,300	251,100	25,000	333,400		
Street <b>1 Paved</b>			2025	134,700	337,000	25,000	446,700		
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>7/27/2021</b>			14.Rear Land				%		3.Topography
Price			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>9 Unknown</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>2 Related Parties</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	0.10	100	%	0	35.Triangular Lot
Verified <b>5 Public Record</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>		<b>5.10</b>				44.Utility ROW
									45.Camp Lot
									46.Site Improve

# Waterboro

Map Lot 006-016-003A

Account 550

Location 386 MIDDLE ROAD

Card 1

Of 1

9/23/2024

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.HWB	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>1 Wood Siding</b>		3.H Pump		6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style <b>2 Typical</b>		Unfinished % <b>0%</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>2 Typical Bath(s)</b>		Grade & Factor <b>3 Average 100%</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>8</b>		SQFT (Footprint) <b>936</b>	
OPEN-3- <b>0</b>		# Bedrooms <b>4</b>		Condition <b>6 Good</b>	
OPEN-4- <b>0</b>		# Full Baths <b>2</b>		1.Poor	
Year Built <b>1993</b>		# Half Baths <b>1</b>		4.Avg	
Year Remodeled <b>0</b>		# Addn Fixtures <b>0</b>		7.V G	
Foundation <b>1 Concrete</b>		# Fireplaces <b>1</b>		2.Fair	
1.Concrete	4.Wood	7.	3.Avg- 6.Good 9.Same		
2.C Block	5.Slab	8.	Phys. % Good <b>0%</b>		
3.Br/Stone	6.Prs/Post	9.	Funct. % Good <b>100%</b>		
Basement <b>4 Full Basement</b>		Functional Code <b>9 None</b>			
1.1/4 Bmt	4.Full Bmt	7.	1.Incomp		
2.1/2 Bmt	5.None	8.	4.Small		
3.3/4 Bmt	6.	9.None	7.Layout		
Bsmt Gar # Cars <b>0</b>		2.O-Built			
Wet Basement <b>1 Dry Basement</b>		5.CDU			
1.Dry	4.	7.	8.Other		
2.Damp	5.	8.	3.Damage		
3.Wet	6.	9.	6.Style		
		9.None			
		Econ. % Good <b>100%</b>			
		Economic Code <b>None</b>			
		0.None			
		3.Services			
		7.			
		1.Location			
		4.Traffic			
		8.			
		2.Encroach			
		9.None			
		9.			
		Entrance Code <b>0</b>			
		1.Interior			
		4.Vacant			
		7.			
		2.Refusal			
		5.Estimate			
		8.			
		3.Informed			
		6.Office			
		9.RS			
		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	
68 Wood Deck	0	184	0 0	0	0	0 %	0 %	1.One Story Fram
69 Hot tub #	0	1	0 0	0	0	0 %	0 %	2.Two Story Fram
23 Frame Garage	0	624	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

