

ONEILL JUSTIN W (JT)
ONEILL, LEEANNE E
443 MIDDLE RD
WATERBORO ME 04087

B8290P178 B17534P739

Previous Owner
MAHONEY FRANCIS JOSEPH & DOROTHY
ATTN: JUSTIN & LEEANN O'NEILL
443 MIDDLE RD
WATERBORO ME 04087
Sale Date: 8/10/2017

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record				
Neighborhood 65 MIDDLE RD			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2012	95,900	201,100	16,000	281,000
1ST MORTGAGE 0			2013	95,900	201,100	16,000	281,000
2ND MORTGAGE 0			2014	95,900	201,100	16,000	281,000
Zone/Land Use 33 Forest/Agricultural..			2015	95,900	201,100	16,000	281,000
Secondary Zone			2016	79,900	199,000	21,000	257,900
Topography 2 Rolling			2017	79,900	199,000	21,000	257,900
1.Level 4.Below St 7.Steep			2018	79,900	199,000	26,000	252,900
2.Rolling 5.Low 8.Wet			2019	79,900	199,000	0	278,900
3.Above St 6.Swampy 9.Lev/Roll			2020	79,900	200,600	20,000	260,500
Utilities 9 No Water/No Sewer			2021	87,900	200,600	24,500	264,000
1.Public 4.Improve 7.Improve			2022	95,900	220,700	25,000	291,600
2.Water 5.Improve 8.			2023	105,500	244,700	25,000	325,200
3.Sewer 6.Improve 9.None			2024	118,300	276,000	25,000	369,300
Street 1 Paved			2025	145,300	334,600	25,000	454,900
1.Paved 4.Proposed 7.ROW			Land Data				
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective	Influence	Influence
3.Gravel 6.Aband 9.TG PLAN			11.Ossipee WF		Frontage	Depth	Factor
LAND USE 0			12.Arrowhead WF				Code
BUILDING USE 0			13.Waterfront				1.Unimproved
Sale Data			14.Rear Land				2.Excess Ftg /De
Sale Date 8/10/2017			15.Misc				3.Topography
Price 225,000							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.							7.Open Space
3.Building 6. 9.							8.View/Environ
Financing 9 Unknown							9.Fract Share
1.Convent 4.Seller 7.			Square Foot		Square Feet		Acres
2.FHA/VA 5.Private 8.			16.Regular Lot				30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			17.Secondary Lot				31.Tillable/Horti
Validity 1 Arms Length Sale			18.Excess Land				32.Pasture
1.Valid 4.Split 7.Renovate			19.Condominium				33.Orchard
2.Related 5.Partial 8.Other			20.Pavement				34.Frontage
3.Distress 6.Exempt 9.							35.Triangular Lot
Verified 5 Public Record			Fract. Acre		Acreege/Sites		36.Commercial
1.Buyer 4.Agent 7.Family			21.Homesite (Frac	21	5.00	100 %	0
2.Seller 5.Pub Rec 8.Other			22.Vacant Lot (Fr	26	10.71	100 %	0
3.Lender 6.MLS 9.			23.Non Conforming				%
			Acres				%
			24.Excess (5-10)				%
			25.Excess (10+)				%
			26.Excess				%
			27.Rear (1-100)				%
			28.Rear (101-150)				%
			29.Rear (151-200)				%
			Total Acreage	15.71			

46.Site Improve

Waterboro

Map Lot 006-041-002


Account 604

Location 443 MIDDLE ROAD

Card 1

Of 1

9/23/2024

Building Style	1 Conventional	SF Bsmt Living	215	Layout	1 Typical			
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	3 100	1.Typical			
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq			
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100% 8 Floor/Wall Unit M	3.Not func			
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat			
Dwelling Units 1			2.HWCI	6.GravWA	10.			
Other Units 0			3.HWRAD	7.Electric	11.			
Stories 1 One Story			4.Steam	8.F/WallM	12.			
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.			
3.3	6.2.50	9.	2.Evapor	5.	8.			
Exterior Walls 8 Alumunum/Vinyl			3.H Pump	6.	9.None			
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style 1 Modern		Unfinished % 0%			
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 1 Asphalt Shingles			Bath(s) Style 1 Modern Bath(s)		Grade & Factor 4 Good 100%			
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 0			# Rooms 4		SQFT (Footprint) 864			
OPEN-3- 0			# Bedrooms 2		Condition 6 Good			
OPEN-4- 0			# Full Baths 2		1.Poor			
Year Built 2000			# Half Baths 0		4.Avg			
Year Remodeled 0			# Addn Fixtures 0		7.V G			
Foundation 1 Concrete			# Fireplaces 0		2.Fair			
1.Concrete	4.Wood	7.				5.Avg+		
2.C Block	5.Slab	8.				3.Avg-	6.Good	9.Same
3.Br/Stone	6.Prs/Post	9.				Phys. % Good 0%		
Basement 4 Full Basement						Funct. % Good 100%		
1.1/4 Bmt	4.Full Bmt	7.				Functional Code 9 None		
2.1/2 Bmt	5.None	8.				1.Incomp	4.Small	7.Layout
3.3/4 Bmt	6.	9.None				2.O-Built	5.CDU	8.Other
Bsmt Gar # Cars 1						3.Damage	6.Style	9.None
Wet Basement 1 Dry Basement						Econ. % Good 100%		
1.Dry	4.	7.				Economic Code None		
2.Damp	5.	8.	0.None	3.Services	7.			
3.Wet	6.	9.	1.Location	4.Traffic	8.			
Date Inspected			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			

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
204 BSMT FINISHED	0	215	0 0	0	0	0 %	0 %
37 Unfin Basement	0	217	0 0	0	0	0 %	0 %
68 Wood Deck	0	312	0 0	0	0	0 %	0 %
21 Open Frame	0	216	0 0	0	0	0 %	0 %
156 1.25 ST BARN	0	576	0 0	0	0	0 %	0 %
24 Frame Shed	48	0	0 0	0	0	0 %	0 %
24 Frame Shed	0	128	0 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

