

MOLLOY, NADINE L
238 OLD ALFRED RD
E WATERBORO ME 04030

B2013P560 B18083P851 B19440P162

Previous Owner
MOLLOY, ROSARY A
238 OLD ALFRED ROAD

EAST WATERBORO ME 04030
Sale Date: 7/30/2040

Property Data			Assessment Record						
Neighborhood 48 OLD ALFRED RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	54,000	102,100	16,000	140,100		
1ST MORTGAGE 0			2013	54,000	102,100	16,000	140,100		
2ND MORTGAGE 0			2014	54,000	102,100	16,000	140,100		
Zone/Land Use 31 Agricultural/Residential			2015	54,000	102,100	16,000	140,100		
Secondary Zone			2016	45,900	95,500	21,000	120,400		
Topography 2 Rolling			2017	45,900	95,500	21,000	120,400		
1.Level 4.Below St 7.Steep			2018	45,900	95,500	26,000	115,400		
2.Rolling 5.Low 8.Wet			2019	45,900	95,500	26,000	115,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	45,900	95,500	26,000	115,400		
Utilities 9 No Water/No Sewer			2021	50,500	95,500	30,380	115,620		
1.Public 4.Improve 7.Improve			2022	55,100	105,000	31,000	129,100		
2.Water 5.Improve 8.			2023	60,600	116,500	31,000	146,100		
3.Sewer 6.Improve 9.None			2024	67,900	130,800	31,000	167,700		
Street 1 Paved			2025	83,100	158,000	31,000	210,100		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date 7/30/2040			15.Misc			%		5.Access or Rear	
Price						%		6.Restriction	
Sale Type 2 Land & Buildings						%		7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.						%		9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		Acres	
Financing 9 Unknown			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		33.Orchard	
Validity 2 Related Parties						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.69	100 %	0	36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		37.Softwood	
Verified 7 Family Member			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			Total Acreage		0.69			46.Site Improve	

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
24.0905 - Rosary Molloy deceased as of 07/30/2024; Transfer on Death Deed to Nadine Molloy B18083/P851 & B19440/P162 - VW

Waterboro

Map Lot 007-065B

Account 766

Location 238 OLD ALFRED ROAD

Card 1 Of 1 9/23/2024

Building Style	3 Raised Ranch			SF Bsmt Living	588	Layout	1 Typical				
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	3 100	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					
Dwelling Units	1			2.HWCI	6.GravWA	10.					
Other Units	0			3.HWRAD	7.Electric	11.					
Stories	1 One Story			4.Steam	8.Fl/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.	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)	1176			
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition	4 Average			
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G		
SF Masonry Trim	0			# Rooms	8			2.Fair	5.Avg+	8.Exc	
OPEN-3-	0			# Bedrooms	4			3.Avg-	6.Good	9.Same	
OPEN-4-	0			# Full Baths	3			Phys. % Good	0%		
Year Built	1973			# Half Baths	0			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.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>	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	5 Estimated					
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	5 Estimate							
			1.Owner	4.Agent	7.						
			2.Relative	5.Estimate	8.						
			3.Tenant	6.Other	9.SNY						

Date Inspected 11/02/2005

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	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

