

PITTIGLIO ANTHONY R
PITTIGLIO, DAYNA J
112 THYNGS MILL RD
N WATERBORO ME 04061

B16051P660 B16051P662

Previous Owner
NORTH STAR FARM INC
PO BOX 54

NORTH WATERBORO ME 04061
Sale Date: 1/28/2011

Inspection Witnessed By:

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

Notes:
6/19/18 - added barn and canopy -sb
20.0505 - removed incomplete from barn and canopy -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 85 THYNGS MILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	99,400	180,900	0	280,300		
1ST MORTGAGE 0			2013	99,400	180,900	0	280,300		
2ND MORTGAGE 0			2014	107,700	313,600	0	421,300		
Zone/Land Use 33 Forest/Agricultural..			2015	99,400	180,900	0	280,300		
Secondary Zone			2016	86,600	180,900	0	267,500		
2017			86,600	180,900	0	267,500			
Topography 2 Rolling			2018	86,600	180,900	20,000	247,500		
1.Level 4.Below St 7.Steep			2019	86,600	204,700	20,000	271,300		
2.Rolling 5.Low 8.Wet			2020	86,600	204,700	20,000	271,300		
3.Above St 6.Swampy 9.Lev/Roll			2021	95,300	211,600	24,500	282,400		
Utilities 9 No Water/No Sewer			2022	104,000	232,700	25,000	311,700		
1.Public 4.Improve 7.Improve			2023	114,400	258,100	25,000	347,500		
2.Water 5.Improve 8.			2024	128,200	289,900	25,000	393,100		
3.Sewer 6.Improve 9.None			2025	191,400	353,100	25,000	519,500		
Street 1 Paved			Land Data						
1.Paved 4.Proposed 7.ROW			Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp 5.Pvt 8.None					Frontage	Depth	Factor	Code	
3.Gravel 6.Aband 9.TG PLAN			11.Ossipee WF			%		1.Unimproved	
LAND USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
BUILDING USE 0			13.Waterfront			%		3.Topography	
Sale Data			14.Rear Land			%		4.Size/Shape	
Sale Date 1/28/2011			15.Misc			%		5.Access or Rear	
Price 150,000						%		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.			16.Regular Lot			%		9.Fract Share	
3.Building 6. 9.			17.Secondary Lot			%		Acres	
Financing 1 Conventional			18.Excess Land			%		30.Rear (201+)	
1.Convent 4.Seller 7.			19.Condominium			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			20.Pavement			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown						%		33.Orchard	
Validity 1 Arms Length Sale						%		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	5.00	100 %	0	36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	27	28.39	100 %	0	37.Softwood	
Verified 1 Buyer			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		33.39			46.Site Improve	

Waterboro

Map Lot 012-006B

Account 4470

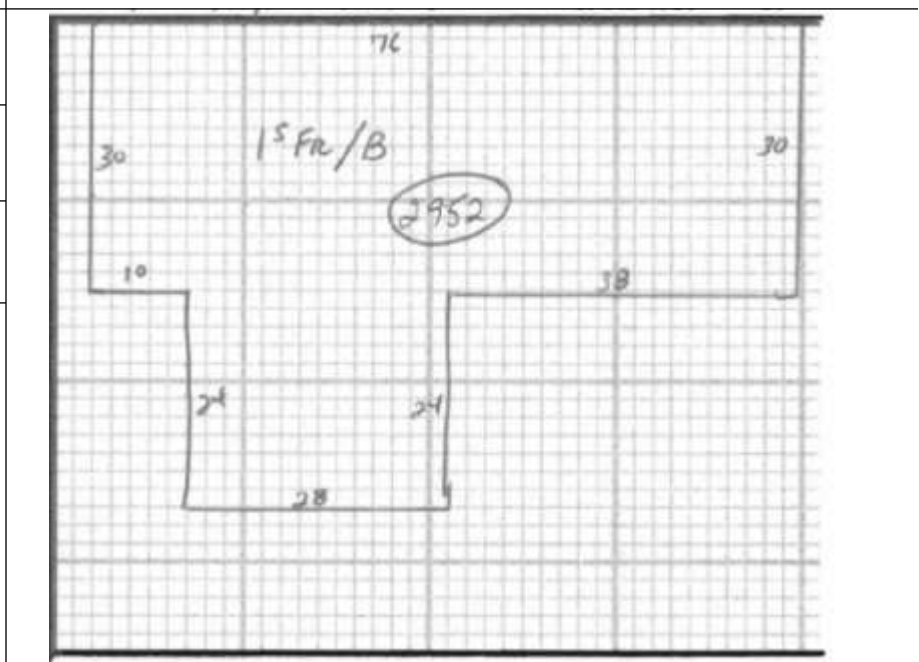
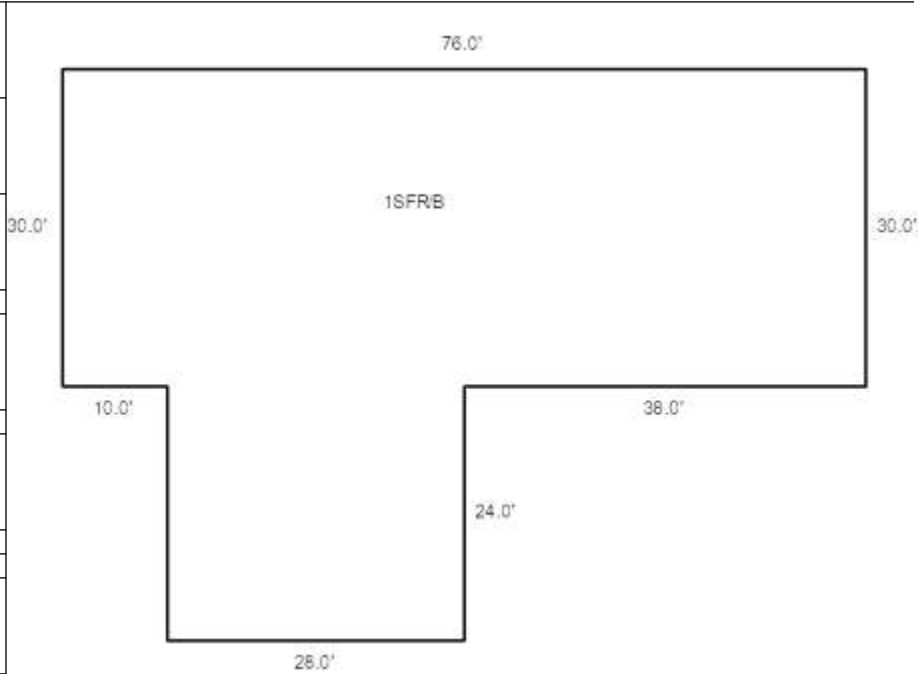
Location 112 THYNGS MILL ROAD

Card 1

Of 1

9/23/2024

Building Style	1 Conventional			SF Bsm't Living	0			Layout	1 Typical		
1.Conv	5.Garr/Col	9.Other		Fin Bsm't 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 1 One 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 0 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 0				Bath(s) Style	0			3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	SQFT (Footprint) 2952				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition 6 Good				
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G		
SF Masonry Trim 0				# Rooms	13			2.Fair	5.Avg+	8.Exc	
OPEN-3- 0				# Bedrooms	6			3.Avg-	6.Good	9.Same	
OPEN-4- 0				# Full Baths	3			Phys. % Good 0%			
Year Built 2004				# Half Baths	0			Funct. % Good 75%			
Year Remodeled 0				# Addn Fixtures	0			Functional Code 2 Overbuilt			
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 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									
Bsm't Gar # Cars 0											
Wet Basement 0											
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	
157 1.50 ST BARN	2018	896	3 100	5	0 %	100 %		1.One Story Fram
309 CANOPY AV	2018	320	3 100	5	0 %	100 %		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