

GITANO, CORY  
GITANO, BRITTANY  
65 THYNGS MILL ROAD  
NORTH WATERBORO ME 04061

B11737P220 B15633P764 B16974P478 B17121P592

Previous Owner  
KATON ALYSHA M  
MASON, MATTHEW M  
65 THYNGS MILL ROAD  
NORTH WATERBORO ME 04061  
Sale Date: 10/31/2019

Previous Owner  
MECAP, LLC.  
C/O ALYSHA KATON & MATTHEW MASON  
65 THYNGS MILL RD  
N WATERBORO ME 04061  
Sale Date: 4/04/2016

Previous Owner  
WILLIAMS, MATTHEW R  
C/O ALYSHA KATON & MATTHEW MASON  
195 WEBBER RD  
NORTH WATERBORO ME 04061  
Sale Date: 10/26/2015

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data		
Neighborhood	85 THYNGS MILL RD	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	33 Forest/Agricultural..	
Secondary Zone		
Topography	3 Above Street	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	1 Paved	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	10/31/2019	
Price	263,000	
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	1 Arms Length Sale	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2012	81,600	157,300	0	238,900
2013	81,600	157,300	0	238,900
2014	81,600	162,200	0	243,800
2015	81,600	157,300	0	238,900
2016	69,200	157,300	0	226,500
2017	69,200	157,300	0	226,500
2018	69,200	157,300	0	226,500
2019	69,200	157,300	20,000	206,500
2020	69,200	157,700	20,000	206,900
2021	76,200	157,700	0	233,900
2022	83,100	173,400	25,000	231,500
2023	91,400	192,400	25,000	258,800
2024	102,500	216,000	25,000	293,500
2025	128,400	298,700	25,000	402,100

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF				%		1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear (201+)
				%		31.Tillable/Horti
				%		32.Pasture
				%		33.Orchard
				%		34.Frontage
				%		35.Triangular Lot
				%		36.Commercial
21		5.00		95 %	3	37.Softwood
26		0.59		100 %	0	38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.Gravel Pit (Ac
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Utility ROW
				%		45.Camp Lot
				%		46.Site Improve
<b>Total Acreage</b>		5.59				

# Waterboro

Map Lot 013-013A

Account 4424

Location 65 THYNGS MILL 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	4.	7.				
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL <b>0</b>			2.Inadeq	5.	8.					
3.R Ranch	7.Contemp/	11.Condo		Heat Type	<b>100% 1 Hot Water BB</b>			3.Not func	6.	9.				
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat		Attic <b>9 None</b>						
Dwelling Units <b>1</b>			2.HWCI	6.GravWA	10.		1.1/4 Fin	4.Full Fin	7.1/4 Unfi					
Other Units <b>0</b>			3.HWRAD	7.Electric	11.		2.1/2 Fin	5.FI/Stair	8.					
Stories <b>2 Two Story</b>			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	<b>0% 9 None</b>			Insulation <b>1 Full</b>						
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 <b>8 Aluminum/Vinyl</b>			3.H Pump	6.	9.None		3.Capped			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.		Grade & Factor <b>3 Average 100%</b>						
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 <b>1 Asphalt Shingles</b>			Bath(s) Style <b>2 Typical Bath(s)</b>			3.C Grade			6.AA Grade	9.Same				
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.		SQFT (Footprint) <b>936</b>						
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition <b>7 Very Good</b>						
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G				
SF Masonry Trim <b>0</b>			# Rooms <b>7</b>			2.Fair			5.Avg+	8.Exc				
OPEN-3- <b>0</b>			# Bedrooms <b>3</b>			3.Avg-			6.Good	9.Same				
OPEN-4- <b>0</b>			# Full Baths <b>1</b>			Phys. % Good <b>0%</b>			Funct. % Good <b>100%</b>					
Year Built <b>2002</b>			# Half Baths <b>1</b>			Functional Code <b>9 None</b>			1.Incomp			4.Small	7.Layout	
Year Remodeled <b>0</b>			# Addn Fixtures <b>0</b>			2.O-Built			5.CDU	8.Other				
Foundation <b>1 Concrete</b>			# Fireplaces <b>0</b>			3.Damage			6.Style	9.None				
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>			Econ. % Good <b>100%</b>			Economic Code <b>None</b>				
2.C Block	5.Slab	8.					0.None			3.Services	7.			
3.Br/Stone	6.Prs/Post	9.					1.Location			4.Traffic	8.			
Basement <b>4 Full Basement</b>			Entrance Code <b>0</b>				1.Interior			4.Vacant	7.			
1.1/4 Bmt	4.Full Bmt	7.					2.Refusal			5.Estimate	8.			
2.1/2 Bmt	5.None	8.					3.Informed			6.Office	9.RS			
3.3/4 Bmt	6.	9.None					Information Code <b>0</b>			1.Owner			4.Agent	7.
Bsmt Gar # Cars <b>0</b>			2.Relative				5.Estimate			8.				
Wet Basement <b>1 Dry Basement</b>			3.Tenant				6.Other			9.SNY				
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	
68 Wood Deck	0	96	0 0	0	0	0	%	1.One Story Fram
21 Open Frame	0	16	0 0	0	0	0	%	2.Two Story Fram
21 Open Frame	0	28	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

