

VICKERY, THOMAS E  
 VICKERY, SUSAN M  
 78 THYNGS MILL RD  
 NORTH WATERBORO ME 04061

B18033P631

Previous Owner  
 BRYAN GARY M  
 BRYAN, JOANN  
 78 THYNGS MILL ROAD  
 NORTH WATERBORO ME 04061  
 Sale Date: 8/29/2019

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

**Waterboro**

Property Data			Assessment Record																																																																																																																																																																																																																
Neighborhood <b>85 THYNGS MILL RD</b>			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																												
Tree Growth Year <b>0</b>			2012	83,700	177,600	10,000	251,300																																																																																																																																																																																																												
1ST MORTGAGE <b>0</b>			2013	83,700	177,600	10,000	251,300																																																																																																																																																																																																												
2ND MORTGAGE <b>0</b>			2014	83,700	177,600	10,000	251,300																																																																																																																																																																																																												
Zone/Land Use <b>33 Forest/Agricultural..</b>			2015	83,700	177,600	10,000	251,300																																																																																																																																																																																																												
Secondary Zone			2016	70,800	177,600	15,000	233,400																																																																																																																																																																																																												
Topography <b>1 Level</b>			2017	70,800	177,600	15,000	233,400																																																																																																																																																																																																												
1.Level 4.Below St 7.Steep			2018	70,800	177,600	20,000	228,400																																																																																																																																																																																																												
2.Rolling 5.Low 8.Wet			2019	70,800	177,600	20,000	228,400																																																																																																																																																																																																												
3.Above St 6.Swampy 9.Lev/Roll			2020	70,800	179,300	20,000	230,100																																																																																																																																																																																																												
Utilities <b>9 No Water/No Sewer</b>			2021	77,800	179,300	24,500	232,600																																																																																																																																																																																																												
1.Public 4.Improve 7.Improve			2022	84,900	197,200	25,000	257,100																																																																																																																																																																																																												
2.Water 5.Improve 8.			2023	93,400	218,700	25,000	287,100																																																																																																																																																																																																												
3.Sewer 6.Improve 9.None			2024	104,700	246,400	25,000	326,100																																																																																																																																																																																																												
Street <b>1 Paved</b>			2025	130,600	334,600	25,000	440,200																																																																																																																																																																																																												
1.Paved 4.Proposed 7.ROW			<table border="1"> <thead> <tr> <th colspan="4">Land Data</th> </tr> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>11.Ossipee WF</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>1.Unimproved</td> </tr> <tr> <td>12.Arrowhead WF</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>2.Excess Ftg /De</td> </tr> <tr> <td>13.Waterfront</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>3.Topography</td> </tr> <tr> <td>14.Rear Land</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>4.Size/Shape</td> </tr> <tr> <td>15.Misc</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>5.Access or Rear</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>6.Restriction</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>7.Open Space</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>8.View/Environ</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>9.Fract Share</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td><b>Acres</b></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>30.Rear (201+)</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>31.Tillable/Horti</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>32.Pasture</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>33.Orchard</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>34.Frontage</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>35.Triangular Lot</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>36.Commercial</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>37.Softwood</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>38.Mixed Wood</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>39.Hardwood</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>40.Wasteland</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>41.Gravel Pit (Ac</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>42.Mobile Home Si</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>43.Condo Site</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>44.Utility ROW</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>45.Camp Lot</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>46.Site Improve</td> </tr> </tbody> </table>					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					%		<b>Acres</b>					%		30.Rear (201+)					%		31.Tillable/Horti					%		32.Pasture					%		33.Orchard					%		34.Frontage					%		35.Triangular Lot					%		36.Commercial					%		37.Softwood					%		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
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## Waterboro

Map Lot 013-017-001

Account 4368

Location 78 THYNGS MILL ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>4 Cape Cod</b>	SF Bsmt Living	0	Layout	<b>1 Typical</b>
1.Conv	5.Garr/Col	9.Other		1.Typical	4. 7.
2.Ranch	6.Split	10.Mohome		2.Inadeq	5. 8.
3.R Ranch	7.Contemp/	11.Condo		3.Not func	6. 9.
4.Cape	8.Log	12.		Attic	<b>9 None</b>
Dwelling Units	<b>1</b>	1.HWBB	5.FWA	9.No Heat	
Other Units	<b>0</b>	2.HWCI	6.GravWA	10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Stories	<b>4 One &amp; 1/2 Story</b>	3.HWRAD	7.Electric	11.	2.1/2 Fin 5.FI/Stair 8.
1.1	4.1.50 7.1.25	4.Steam	8.FI/WallM	12.	3.3/4 Fin 6.1/2 Unfi 9.None
2.2	5.1.75 8.	Cool Type	<b>0%</b>	<b>9 None</b>	
3.3	6.2.50 9.	1.Refrig	4.W&C Air	7.	Insulation <b>1 Full</b>
Exterior Walls	<b>1 Wood Siding</b>	2.Evapor	5.	8.	1.Full 4.Minimal 7.
0.Wood	4.Asb/Asph 8.Alum/Vin	3.H Pump	6.	9.None	2.Heavy 5.Unk 8.
1.Wood	5.T-111 9.Other	Kitchen Style	<b>2 Typical</b>		3.Capped 6. 9.None
2.Wd Sh	6.Br/St 11.	1.Modern	4.Obsolete	7.	Unfinished % <b>0%</b>
3.Compos.	7.Nov 12.	2.Typical	5.	8.	Grade & Factor <b>3 Average 100%</b>
Roof Surface	<b>1 Asphalt Shingles</b>	3.Old Type	6.	9.None	1.E Grade 4.B Grade 7.AAA Grad
1.Asphalt	4.Composit 7.	Bath(s) Style	<b>2 Typical Bath(s)</b>		2.D Grade 5.A Grade 8.
2.Slate	5.Wood 8.	1.Modern	4.Obsolete	7.	3.C Grade 6.AA Grade 9.Same
3.Metal	6.Other 9.	2.Typical	5.	8.	SQFT (Footprint) <b>768</b>
SF Masonry Trim	<b>0</b>	3.Old Type	6.	9.None	Condition <b>5 Above Average</b>
OPEN-3-	<b>0</b>	# Rooms	<b>0</b>		1.Poor 4.Avg 7.V G
OPEN-4-	<b>0</b>	# Bedrooms	<b>3</b>		2.Fair 5.Avg+ 8.Exc
Year Built	<b>1995</b>	# Full Baths	<b>1</b>		3.Avg- 6.Good 9.Same
Year Remodeled	<b>0</b>	# Half Baths	<b>1</b>		Phys. % Good <b>0%</b>
Foundation	<b>1 Concrete</b>	# Addn Fixtures	<b>0</b>		Funct. % Good <b>100%</b>
1.Concrete	4.Wood 7.	# Fireplaces	<b>0</b>		Functional Code <b>9 None</b>
2.C Block	5.Slab 8.				1.Incomp 4.Small 7.Layout
3.Br/Stone	6.Prs/Post 9.				2.O-Built 5.CDU 8.Other
Basement	<b>4 Full Basement</b>				3.Damage 6.Style 9.None
1.1/4 Bmt	4.Full Bmt 7.				Econ. % Good <b>100%</b>
2.1/2 Bmt	5.None 8.				Economic Code <b>None</b>
3.3/4 Bmt	6. 9.None				0.None 3.Services 7.
Bsmt Gar # Cars	<b>0</b>				1.Location 4.Traffic 8.
Wet Basement	<b>1 Dry Basement</b>				2.Encroach 9.None 9.
1.Dry	4. 7.				Entrance Code <b>0</b>
2.Damp	5. 8.				1.Interior 4.Vacant 7.
3.Wet	6. 9.				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	
24 Frame Shed	0	125	0 0	0	0	% 0	%	1.One Story Fram
68 Wood Deck	0	304	0 0	0	0	% 0	%	2.Two Story Fram
4 1 & 1/2 Story Fr	0	256	0 0	0	0	% 0	%	3.Three Story Fr
68 Wood Deck	0	128	0 0	0	0	% 0	%	4.1 & 1/2 Story
48 1.50 Fr Gar w/fin	0	576	0 0	0	0	% 0	%	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

