

DOYLE, THEODORE P III
1304 MIDDLE RD
N WATERBORO ME 04061

B16919P738 B19152P834

Previous Owner
DOYLE THEODORE P III
DOYLE, KERRIE A
PO BOX 262
NORTH WATERBORO ME 04061
Sale Date: 9/21/2022

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
17.0906 - added 10x16 shed -sb
24.0319 - changed dwelling to 1882sf and garage to 793sf per
building plans - vw

Waterboro

Property Data			Assessment Record						
Neighborhood	66 MIDDLE RD N		Year	Land	Buildings	Exempt	Total		
Tree Growth Year	0		2016	58,700	229,300	21,000	267,000		
1ST MORTGAGE	0		2017	58,700	229,300	21,000	267,000		
2ND MORTGAGE	0		2018	58,700	231,000	26,000	263,700		
Zone/Land Use	31 Agricultural/Residential		2019	58,700	231,000	26,000	263,700		
Secondary Zone			2020	58,700	231,000	26,000	263,700		
Topography	1 Level		2021	64,600	231,000	30,380	265,220		
1.Level	4.Below St	7.Steep	2022	70,500	254,100	31,000	293,600		
2.Rolling	5.Low	8.Wet	2023	77,500	281,800	31,000	328,300		
3.Above St	6.Swampy	9.Lev/Roll	2024	86,900	317,600	31,000	373,500		
Utilities	4 Site Improvement		2025	106,300	353,900	31,000	429,200		
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	9/21/2022								
Price									
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	2 Related Parties								
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.							
			Land Data						
			Front Foot	Type	Effective		Influence		Influence Codes
			11.Ossipee WF		Frontage	Depth	Factor	Code	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
			Square Foot		Square Feet				Acres
			16.Regular Lot				%		30.Rear (201+)
			17.Secondary Lot				%		31.Tillable/Horti
			18.Excess Land				%		32.Pasture
			19.Condominium				%		33.Orchard
			20.Pavement				%		34.Frontage
							%		35.Triangular Lot
			Fract. Acre		Acreage/Sites				36.Commercial
			21.Homesite (Frac	21		1.84	100 %	0	37.Softwood
			22.Vacant Lot (Fr				%		38.Mixed Wood
			23.Non Conforming				%		39.Hardwood
			Acres				%		40.Wasteland
			24.Excess (5-10)				%		41.Gravel Pit (Ac
			25.Excess (10+)				%		42.Mobile Home Si
			26.Excess				%		43.Condo Site
			27.Rear (1-100)				%		44.Utility ROW
			28.Rear (101-150)				%		45.Camp Lot
			29.Rear (151-200)				%		46.Site Improve
					Total Acreage		1.84		

Waterboro

Map Lot 013-027B-001


Account 5070

Location 1304 MIDDLE ROAD

Card 1

Of 1

9/23/2024

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv 5.Garr/Col 9.Other	Fin Bsmt 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 8 Aluminum/Vinyl	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 110%
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) 1882
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 0	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2014	# Half Baths 1	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.		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 0
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 0	
		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
23 Frame Garage	0	793	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	50	0 0	0	0 %	0 %	
21 Open Frame	0	144	0 0	0	0 %	0 %	
24 Frame Shed	2017	160	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

