

ABBOTT TODD J
1259 MIDDLE RD
N WATERBORO ME 04061

B10829P293

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 71 ROSS CORNER RD E			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	72,200	224,000	0	296,200		
1ST MORTGAGE 0			2013	72,200	224,000	0	296,200		
2ND MORTGAGE 0			2014	72,200	224,000	0	296,200		
Zone/Land Use 31 Agricultural/Residential			2015	72,200	224,000	0	296,200		
Secondary Zone			2016	61,000	224,000	0	285,000		
Topography 3 Above Street			2017	61,000	224,000	0	285,000		
1.Level 4.Below St 7.Steep			2018	61,000	224,000	0	285,000		
2.Rolling 5.Low 8.Wet			2019	61,000	224,000	0	285,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	61,000	224,000	0	285,000		
Utilities 9 No Water/No Sewer			2021	67,100	224,000	0	291,100		
1.Public 4.Improve 7.Improve			2022	73,200	246,400	0	319,600		
2.Water 5.Improve 8.			2023	80,500	273,300	0	353,800		
3.Sewer 6.Improve 9.None			2024	90,300	306,800	0	397,100		
Street 1 Paved			2025	108,900	413,400	0	522,300		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet			%		6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	2.00	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26	1.71	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			Total Acreage		3.71				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 013-029-004

Account 1438

Location 1259 MIDDLE ROAD

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical		
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical		
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq		
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	1 Hot Water BB		
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	4 One & 1/2 Story			4.Steam	8.F/WallM		
1.1	4.1.50	7.1.25	Cool Type	0%	9 None		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.		
3.3	6.2.50	9.	2.Evapor	5.	8.		
Exterior Walls	8 Aluminum/Vinyl			3.H Pump	6.		
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical			
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.		
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.		
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None		
Roof Surface	1 Asphalt Shingles			Bath(s) Style	2 Typical Bath(s)		
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.		
2.Slate	5.Wood	8.	2.Typical	5.	8.		
3.Metal	6.Other	9.	3.Old Type	6.	9.None		
SF Masonry Trim	0			# Rooms	7		
OPEN-3-	0			# Bedrooms	3		
OPEN-4-	0			# Full Baths	1		
Year Built	2002			# Half Baths	1		
Year Remodeled	0			# Addn Fixtures	0		
Foundation	1 Concrete			# Fireplaces	1		
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2c5e8c; 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					
Bsmt Gar # Cars	0						
Wet Basement	1 Dry Basement						
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
47 1.50 ST GAR	2005	784	3 100	7	97 %	100 %	
1 One Story Frame	0	200	0 0	0	0 %	0 %	
27 Unfin Basement	0	200	0 0	0	0 %	0 %	
1 One Story Frame	0	36	0 0	0	0 %	0 %	
21 Open Frame	0	228	0 0	0	0 %	0 %	
21 Open Frame	0	276	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

