

MARTIN ANGELICA B
PO BOX 315
NORTH WATERBORO ME 04061

B5593P157

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	81,800	204,700	0	286,500		
1ST MORTGAGE 0			2013	81,800	359,200	0	441,000		
2ND MORTGAGE 0			2014	81,800	204,700	0	286,500		
Zone/Land Use 31 Agricultural/Residential			2015	81,800	204,700	0	286,500		
Secondary Zone			2016	0	20,000	0	20,000		
Topography 1 Level			2017	0	20,000	0	20,000		
1.Level 4.Below St 7.Steep			2018	0	20,000	0	20,000		
2.Rolling 5.Low 8.Wet			2019	0	20,000	0	20,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	0	20,000	0	20,000		
Utilities 9 No Water/No Sewer			2021	0	20,000	0	20,000		
1.Public 4.Improve 7.Improve			2022	0	22,000	0	22,000		
2.Water 5.Improve 8.			2023	0	24,400	0	24,400		
3.Sewer 6.Improve 9.None			2024	0	27,400	0	27,400		
Street 1 Paved			2025	0	31,800	0	31,800		
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
			14.Rear Land				%		3.Topography
Sale Date			15.Misc				%		4.Size/Shape
Price							%		5.Access or Rear
Sale Type							%		6.Restriction
1.Land 4.Mobile 7.			Square Foot		Square Feet				7.Open Space
2.L & B 5.Other 8.			16.Regular Lot				%		8.View/Environ
3.Building 6. 9.			17.Secondary Lot				%		9.Fract Share
Financing			18.Excess Land				%		Acres
1.Convent 4.Seller 7.			19.Condominium				%		30.Rear (201+)
2.FHA/VA 5.Private 8.			20.Pavement				%		31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown							%		32.Pasture
Validity			Fract. Acre		Acreege/Sites				33.Orchard
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		34.Frontage
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		35.Triangular Lot
3.Distress 6.Exempt 9.			23.Non Conforming				%		36.Commercial
Verified			Acres				%		37.Softwood
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		39.Hardwood
3.Lender 6.MLS 9.			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreage		0.00				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 013-029A

Account 1516

Location 1305 MIDDLE ROAD

Card 1 Of 2 9/23/2024

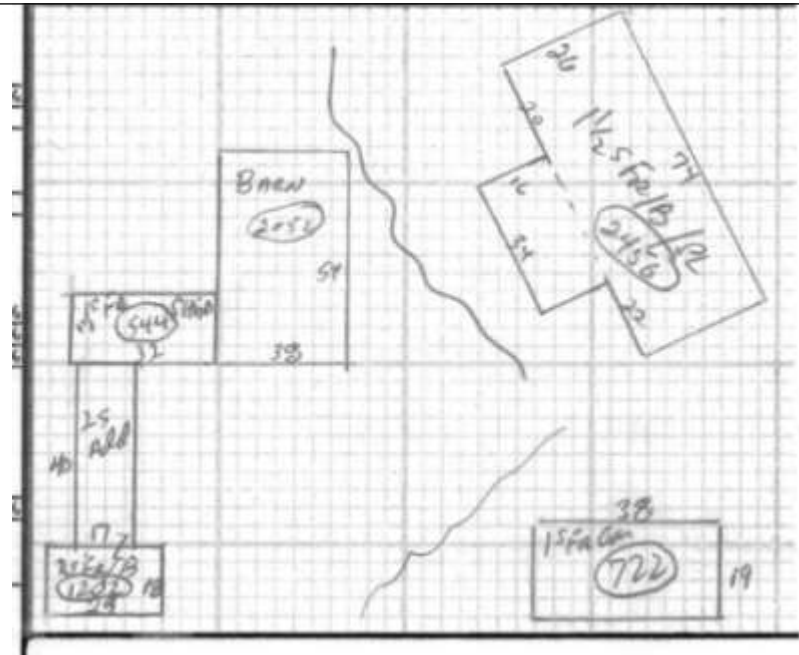
Building Style 0	SF Bsmt Living 0	Layout 0
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp/ 11.Condo	Heat Type 100% 0	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	2.HWCI 6.GravWA 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 0	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 0
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 0	Unfinished % 0%
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 0 0%
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) 0
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 0
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 0	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 0	# 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 0		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 0		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	1960	722	3 100	3	60 %	50 %		1.One Story Fram
65 Barn/Stable	1960	2456	3 100	4	60 %	50 %		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



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Notes:

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Property Data				Assessment Record				
Neighborhood 71 ROSS CORNER RD E				Year	Land	Buildings	Exempt	Total
Tree Growth Year 0				2013	0	0	0	0
1ST MORTGAGE 0				2014	0	0	0	0
2ND MORTGAGE 0				2015	0	0	0	0
Zone/Land Use 31 Agricultural/Residential				2016	67,700	254,500	0	322,200
Secondary Zone				2017	67,700	254,500	0	322,200
Topography 1 Level				2018	67,700	254,500	0	322,200
1.Level 4.Below St 7.Steep				2019	67,700	254,500	0	322,200
2.Rolling 5.Low 8.Wet				2020	67,700	255,900	0	323,600
3.Above St 6.Swampy 9.Lev/Roll				2021	74,500	255,900	0	330,400
Utilities 9 No Water/No Sewer				2022	81,300	281,500	0	362,800
1.Public 4.Improve 7.Improve				2023	89,400	312,200	0	401,600
2.Water 5.Improve 8.				2024	100,200	350,600	0	450,800
3.Sewer 6.Improve 9.None				2025	127,400	460,800	0	588,200
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								
Price								
Sale Type								
1.Land 4.Mobile 7.								
2.L & B 5.Other 8.								
3.Building 6. 9.								
Financing								
1.Convent 4.Seller 7.								
2.FHA/VA 5.Private 8.								
3.Assumed 6.Cash 9.Unknown								
Validity								
1.Valid 4.Split 7.Renovate								
2.Related 5.Partial 8.Other								
3.Distress 6.Exempt 9.								
Verified								
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
		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		2.00		100 %	0	37.Softwood
24		8.09		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
Total Acreage		10.09				


Waterboro

Map Lot 013-029A

Account 1516

Location 1305 MIDDLE ROAD

Card 2 Of 2 9/23/2024

Building Style	8 Log Home			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.HWB	5.FWA	9.No Heat		Attic	0				
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 4 One & 1/2 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 9 Other				3.H Pump	6. 9.None		3.Capped	6. 9.None					
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style 1 Modern			Unfinished % 0%						
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete 7.		Grade & Factor 4 Good 90%						
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 1 Modern Bath(s)			3.C Grade 6.AA Grade 9.Same						
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete 7.		SQFT (Footprint) 1680						
2.Slate	5.Wood	8.		2.Typical	5. 8.		Condition 7 Very Good						
3.Metal	6.Other	9.		3.Old Type	6. 9.None		1.Poor	4.Avg	7.V G				
SF Masonry Trim 0				# Rooms 5			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 2012				# Half Baths 0			Funct. % Good 90%						
Year Remodeled 0				# Addn Fixtures 0			Functional Code 1 Incomplete						
Foundation 1 Concrete				# Fireplaces 1			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		Econ. % Good 100%			
3.Br/Stone	6.Prs/Post	9.					Economic Code None			0.None	3.Services	7.	
Basement 4 Full Basement							Entrance Code 0			1.Location	4.Traffic	8.	
1.1/4 Bmt	4.Full Bmt	7.					1.Interior			4.Vacant	7.		
2.1/2 Bmt	5.None	8.					2.Refusal			5.Estimate	8.		
3.3/4 Bmt	6.	9.None					3.Informed			6.Office	9.RS		
Bsmt Gar # Cars 0							Information Code 0			1.Owner	4.Agent	7.	
Wet Basement 0							1.Owner			4.Agent	7.		
1.Dry	4.	7.					2.Relative			5.Estimate	8.		
2.Damp	5.	8.		3.Tenant			6.Other	9.SNY					
3.Wet	6.	9.											

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	280	0 0	0	0	0	0	1.One Story Fram
27 Unfin Basement	0	280	0 0	0	0	0	0	2.Two Story Fram
21 Open Frame	0	192	0 0	0	0	0	0	3.Three Story Fr
21 Open Frame	0	80	0 0	0	0	0	0	4.1 & 1/2 Story
68 Wood Deck	0	346	0 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