

WILLIAM JOYCE & TAMMY RIDDLE, CO-TRUSTEES  
THE JOYCE FAMILY TRUST  
828 MAIN STREET  
WATERBORO ME 04087

B10399P201 B17323P512 B17391P791

Previous Owner  
JOYCE, MARGARET M, TRUSTEE  
THE JOYCE FAMILY TRUST  
C/O WILLIAM JOYCE  
WATERBORO ME 04087  
Sale Date: 7/18/2023

Previous Owner  
JOYCE MARGARET M TRUSTEE OF THE JOYCE FAMILY TRU  
C/O JAMES JOYCE  
828 MAIN ST  
WATERBORO ME 04087  
Sale Date: 12/21/2016

Previous Owner  
JOYCE EUGENE F & MARGARET M  
C/O JAMES JOYCE  
826 MAIN ST  
WATERBORO ME 04087  
Sale Date: 4/14/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
17.0816 - transferred 2.52 acres to 022-005-001, B17391/P791 SB  
23.0824 - removed exemptions - notified that Margaret Joyce is now deceased - vw  
23.0906 - removed Maragaret Joyce, deceased 07/18/2023; William Joyce & Tammy Riddle named as successor co-trustees in trust documents - vw

Waterboro

Property Data			Assessment Record						
Neighborhood	50 MAIN ST SO. VILL 202/4		Year	Land	Buildings	Exempt	Total		
Tree Growth Year	0		2012	73,300	95,500	16,000	152,800		
1ST MORTGAGE	0		2013	73,300	95,500	16,000	152,800		
2ND MORTGAGE	0		2014	73,300	95,500	16,000	152,800		
Zone/Land Use	21 Village		2015	73,300	95,500	16,000	152,800		
Secondary Zone			2016	64,100	90,200	21,000	133,300		
Topography	1 Level		2017	64,100	90,200	21,000	133,300		
1.Level	4.Below St	7.Steep	2018	45,300	90,200	26,000	109,500		
2.Rolling	5.Low	8.Wet	2019	45,300	90,200	26,000	109,500		
3.Above St	6.Swampy	9.Lev/Roll	2020	45,300	90,200	26,000	109,500		
Utilities	2 Public Water		2021	49,800	90,200	30,380	109,620		
1.Public	4.Improve	7.Improve	2022	54,300	99,200	31,000	122,500		
2.Water	5.Improve	8.	2023	59,800	110,000	31,000	138,800		
3.Sewer	6.Improve	9.None	2024	67,000	125,200	31,000	161,200		
Street	1 Paved		2025	82,000	171,800	0	253,800		
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				Frontage	Depth	Factor	Code	
BUILDING USE	0		11.Ossipee WF				%		1.Unimproved
Sale Data			12.Arrowhead WF				%		2.Excess Ftg /De
			13.Waterfront				%		3.Topography
Sale Date	7/18/2023		14.Rear Land				%		4.Size/Shape
Price			15.Misc				%		5.Access or Rear
Sale Type	2 Land & Buildings						%		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	9 Unknown		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	2 Related Parties						%		33.Orchard
1.Valid	4.Split	7.Renovate	Fract. Acre		Acreage/Sites				34.Frontage
2.Related	5.Partial	8.Other	21.Homesite (Frac	21		0.93	85 %	3	35.Triangular Lot
3.Distress	6.Exempt	9.	22.Vacant Lot (Fr				%		36.Commercial
Verified	7 Family Member		23.Non Conforming				%		37.Softwood
1.Buyer	4.Agent	7.Family	Acres				%		38.Mixed Wood
2.Seller	5.Pub Rec	8.Other	24.Excess ( 5-10)				%		39.Hardwood
3.Lender	6.MLS	9.	25.Excess (10+)				%		40.Wasteland
			26.Excess				%		41.Gravel Pit (Ac
			27.Rear (1-100)				%		42.Mobile Home Si
			28.Rear (101-150)				%		43.Condo Site
			29.Rear (151-200)				%		44.Utility ROW
							Total Acreage 0.93		45.Camp Lot
									46.Site Improve

# Waterboro

Map Lot 022-005

Account 1863

Location 828 MAIN STREET

Card 1

Of 1

9/23/2024

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>1040</b>	Layout <b>1 Typical</b>	
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade <b>3 100</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>1 One 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>2 Wood Shingle</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>1040</b>	
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>4 Average</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>0</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>	
Year Built <b>1965</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>	
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>	
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>	
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>	
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 <b>0</b>		Entrance Code <b>0</b>	
Wet Basement <b>1 Dry Basement</b>		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 <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	
22 Encl Frame Porch	0	140	0 0	0	0	% 0	%	1.One Story Fram
24 Frame Shed	0	364	0 0	0	0	% 0	%	2.Two Story Fram
23 Frame Garage	0	128	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

