

BERUBE JOSHUA A
25 KOLBE DR
WATERBORO ME 04087

B8778P147 B17511P437

Previous Owner
IRELAND GREGORY A
ATTN: JOSHUA A BERUBE
5 KOLBE DRIVE
WATERBORO ME 04087
Sale Date: 7/07/2017

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:
062018 - removed comment from front pg - not applicable at this time: WIFE BRENDA REMOVED DIVORCE DECREE 3/15/16 - tb

Waterboro

Property Data			Assessment Record						
Neighborhood 50 MAIN ST SO. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	63,000	162,100	10,000	215,100		
1ST MORTGAGE 0			2013	63,000	162,100	10,000	215,100		
2ND MORTGAGE 0			2014	63,000	162,100	10,000	215,100		
Zone/Land Use 21 Village			2015	63,000	162,100	10,000	215,100		
Secondary Zone			2016	53,600	177,200	15,000	215,800		
Topography 1 Level			2017	53,600	177,200	15,000	215,800		
1.Level 4.Below St 7.Steep			2018	53,600	177,200	20,000	210,800		
2.Rolling 5.Low 8.Wet			2019	53,600	177,200	0	230,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	53,600	177,700	0	231,300		
Utilities 9 No Water/No Sewer			2021	58,900	177,700	0	236,600		
1.Public 4.Improve 7.Improve			2022	64,300	195,500	0	259,800		
2.Water 5.Improve 8.			2023	70,700	216,800	0	287,500		
3.Sewer 6.Improve 9.None			2024	79,300	244,300	0	323,600		
Street 1 Paved			2025	97,000	333,000	0	430,000		
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 7/07/2017			14.Rear Land				%		3.Topography
Price 258,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot		Square Feet				7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 1 Conventional			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreege/Sites				33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.94	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			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		0.94				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 004-025-005

Account 298

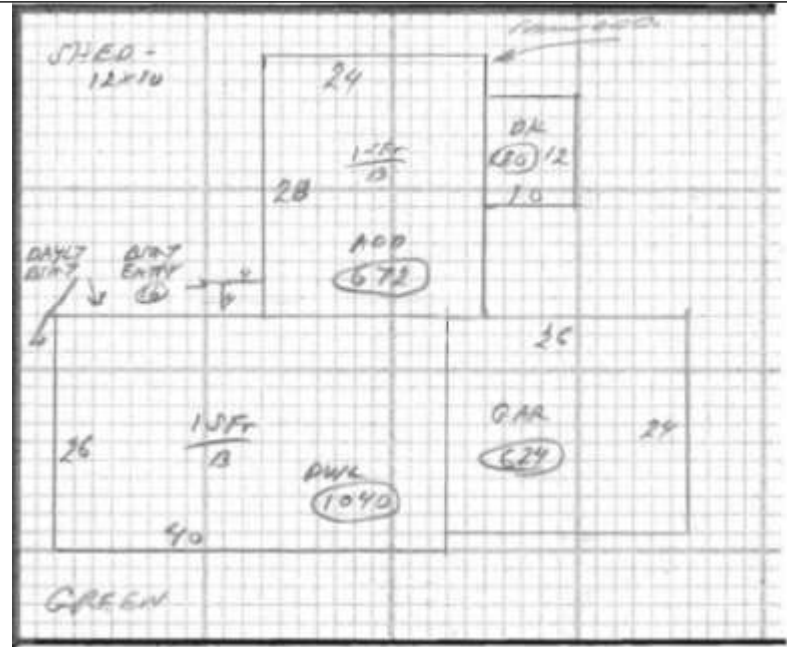
Location 25 KOLBE DRIVE

Card 1

Of 1

9/25/2024

Building Style	2 Ranch			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			
Dwelling Units	1			2.HWCI	6.GravWA	10.			
Other Units	0			3.HWRAD	7.Electric	11.			
Stories	1 One Story			4.Steam	8.F/WallM	12.			
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 Alumunum/Vinyl			3.H Pump	6.	9.None			
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	0				
OPEN-3-	0			# Bedrooms	2				
OPEN-4-	0			# Full Baths	1				
Year Built	1989			# Half Baths	0				
Year Remodeled	0			# Addn Fixtures	0				
Foundation	1 Concrete			# Fireplaces	0				
1.Concrete	4.Wood	7.							
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	
1 One Story Frame	2005	672	0 0	0	0	0 %	0 %	1.One Story Fram
27 Unfin Basement	2005	672	0 0	0	0	0 %	0 %	2.Two Story Fram
23 Frame Garage	0	624	0 0	0	0	0 %	0 %	3.Three Story Fr
68 Wood Deck	0	120	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
40 OPEN SCR	0	16	0 0	0	0	0 %	0 %	5.1 & 3/4 Story
24 Frame Shed	2000	120	0 0	0	0	0 %	0 %	6.2 & 1/2 Story
23 Frame Garage	2012	672	0 0	0	0	0 %	0 %	21.Open Frame Por
						%	%	22.Encl Frame Por
						%	%	23.Frame Garage
						%	%	24.Frame Shed
						%	%	25.Frame Bay Wind
						%	%	26.15Fr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic