

FITZGERALD, LYNNE & DANIEL T, TRUSTEES
 FITZGERALD, LYNNE AND DANIEL LIVING TRUST
 1001 WEST ROAD
 WATERBORO ME 04087

 B14948P368 B18654P880

Previous Owner
 FITZGERALD LYNNE
 FITZGERALD, DANIEL T
 1001 WEST ROAD
 WATERBORO ME 04087
 Sale Date: 4/29/2021

Previous Owner
 WOODWARD RONALD L & CAROLYN B
 PO BOX 452

 WATERBORO ME 04087
 Sale Date: 9/07/2006

Inspection Witnessed By:

X	Date
No./Date	Description

Notes:
20.0624 - added 12x24 pre-fab shed -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 70 WEST RD N			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	78,200	235,500	16,000	297,700		
1ST MORTGAGE 0			2013	78,200	235,500	16,000	297,700		
2ND MORTGAGE 0			2014	78,200	235,500	16,000	297,700		
Zone/Land Use 31 Agricultural/Residential			2015	78,200	235,500	16,000	297,700		
Secondary Zone			2016	65,200	233,200	21,000	277,400		
Topography 2 Rolling			2017	65,200	233,200	21,000	277,400		
1.Level 4.Below St 7.Steep			2018	65,200	233,200	26,000	272,400		
2.Rolling 5.Low 8.Wet			2019	65,200	233,200	26,000	272,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	65,200	233,600	26,000	272,800		
Utilities 9 No Water/No Sewer			2021	71,700	236,500	30,380	277,820		
1.Public 4.Improve 7.Improve			2022	78,200	260,100	31,000	307,300		
2.Water 5.Improve 8.			2023	86,100	288,500	31,000	343,600		
3.Sewer 6.Improve 9.None			2024	96,500	325,900	31,000	391,400		
Street 1 Paved			2025	112,900	438,100	31,000	520,000		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
			Sale Date 4/29/2021	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	Acreege/Sites				34.Frontage	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	2.00	100	%	35.Triangular Lot	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	5.70	100	%	36.Commercial	
Verified 5 Public Record			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 7.70					45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 009-022A

Account 1064

Location 1001 WEST 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
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	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	1 Wood Siding		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	1 Modern	
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	1 Modern 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	6	
OPEN-3-	0		# Bedrooms	3	
OPEN-4-	0		# Full Baths	2	
Year Built	1975		# Half Baths	1	
Year Remodeled	0		# Addn Fixtures	1	
Foundation	1 Concrete		# Fireplaces	1	
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #008080; 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 11/21/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	288	0 0	0	0	0 %	0 %
37 Unfin Basement	0	288	0 0	0	0	0 %	0 %
1 One Story Frame	0	180	0 0	0	0	0 %	0 %
37 Unfin Basement	0	180	0 0	0	0	0 %	0 %
21 Open Frame	0	54	0 0	0	0	0 %	0 %
121 CAMP/CABIN	0	156	0 0	0	0	0 %	0 %
63 Swimming Pool	0	800	3 100	4	75	75 %	75 %
48 1.50 Fr Gar w/fin	0	672	0 0	0	0	0 %	0 %
68 Wood Deck	0	120	0 0	0	0	0 %	0 %
24 Frame Shed	2019	288	3 100	5	0	100 %	100 %

- 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

