

FRECHETTE LUCIEN & MARGARET & THOMAS & DOLORES GALLAGHER (JT) PO BOX 326 E WATERBORO ME 04030

B8855P209

Property Data			Assessment Record						
Neighborhood 24 EAST SHORE DR			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	168,600	52,300	0	220,900		
1ST MORTGAGE 0			2013	168,600	52,300	0	220,900		
2ND MORTGAGE 0			2014	168,600	52,300	0	220,900		
Zone/Land Use 48 Shoreland			2015	168,600	52,300	0	220,900		
Secondary Zone 31			2016	151,700	52,300	0	204,000		
Topography 2 Rolling			2017	151,700	52,300	0	204,000		
1.Level 4.Below St 7.Steep			2018	151,700	52,300	0	204,000		
2.Rolling 5.Low 8.Wet			2019	151,700	52,300	0	204,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	151,700	52,700	0	204,400		
Utilities 9 No Water/No Sewer			2021	166,900	52,700	0	219,600		
1.Public 4.Improve 7.Improve			2022	182,100	57,900	0	240,000		
2.Water 5.Improve 8.			2023	200,300	64,300	0	264,600		
3.Sewer 6.Improve 9.None			2024	224,600	73,500	0	298,100		
Street 1 Paved			2025	210,800	108,000	0	318,800		
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	
			14.Rear Land			%		4.Size/Shape	
Sale Date			15.Misc			%		5.Access or Rear	
Price			Square Foot		Square Feet			6.Restriction	
Sale Type			16.Regular Lot			%		7.Open Space	
1.Land 4.Mobile 7.			17.Secondary Lot			%		8.View/Environ	
2.L & B 5.Other 8.			18.Excess Land			%		9.Fract Share	
3.Building 6. 9.			19.Condominium			%		Acres	
Financing			20.Pavement			%		30.Rear (201+)	
1.Convent 4.Seller 7.			Fract. Acre		Acreege/Sites			31.Tillable/Horti	
2.FHA/VA 5.Private 8.			21.Homesite (Frac	21	0.37	98 %	2	32.Pasture	
3.Assumed 6.Cash 9.Unknown			22.Vacant Lot (Fr			%		33.Orchard	
Validity			23.Non Conforming			%		34.Frontage	
1.Valid 4.Split 7.Renovate			Acres			%		35.Triangular Lot	
2.Related 5.Partial 8.Other			24.Excess (5-10)			%		36.Commercial	
3.Distress 6.Exempt 9.			25.Excess (10+)			%		37.Softwood	
Verified			26.Excess			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			27.Rear (1-100)			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			28.Rear (101-150)			%		40.Wasteland	
3.Lender 6.MLS 9.			29.Rear (151-200)			%		41.Gravel Pit (Ac	
			Total Acreage		0.37			42.Mobile Home Si	
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes: 24.0402 - added 10x22 deck - vw

Waterboro

Map Lot 029-027

Account 2050

Location 30 EAST SHORE ROAD

Card 1

Of 1

9/23/2024

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% 7 Electric	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
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 1 One 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 9 None
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 8 Alumunum/Vinyl	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 3 Old Style	Unfinished % 0%
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
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 3 Old Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 714
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1948	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers/Posts	# Fireplaces 0	1.Incomp 4.Small 7.Layout
1.Concrete 4.Wood 7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #00728f; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin: 0;">TRIO</div> </div>	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 9 No Basement		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 9 No Basement		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
22 Encl Frame Porch	0	168	0 0	0	0	0 %	0 %
68 Wood Deck	0	144	0 0	0	0	0 %	0 %
24 Frame Shed	0	320	0 0	0	0	0 %	0 %
68 Wood Deck	2024	220	3 100	4	0	0 %	100 %
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%

