

TOWN LINE ESTATES LLC
 96 EAST SHORE ROAD
 EAST WATERBORO ME 04030

B11481P76 B14398P168 B16728P315 B17348P139

Previous Owner
 SYLVESTRE, DANIEL D JR
 SYLVESTRE, AMY L
 93 EAST SHORE ROAD
 EAST WATERBORO ME 04030
 Sale Date: 6/01/2020

Previous Owner
 PURVIS SHAWN D
 155 OLD BLUE POINT RD
 SCARBOROUGH ME 04074
 Sale Date: 2/04/2020

Previous Owner
 DILLON JAMES I & SARGENT K (JT)
 ATTN: SHAWN D PURVIS
 155 OLD BLUE POINT RD
 SCARBOROUGH ME 04074
 Sale Date: 10/24/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 19.0724 - changed lot size from 520 ft water frontage to 377 ft water frontage per deed, abated \$86,000 value, \$1,323.54 taxes fy2019, adjusted to new values for fy20
 20.0204 - adjusted lot size from 377 ft water frontage to 364 ft water frontage per survey map provided by owner, abated \$8,000 value, \$123.12 taxes for fy20, \$7,500 value, \$115.43 taxes for fy19, abated \$93,500 value, \$1,443.64 taxes for fy18, abated \$93,500 value, \$1,424.94 taxes for fy17 -sb
 21.0616 - added .24 acres from 031-013A, b/p 18585/895 -sb
 Waterboro 10x20 mini barn shed - vw

Property Data			Assessment Record						
Neighborhood 24 EAST SHORE DR			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	343,800	170,200	0	514,000		
1ST MORTGAGE 0			2013	343,800	170,200	0	514,000		
2ND MORTGAGE 0			2014	343,800	170,200	0	514,000		
Zone/Land Use 48 Shoreland			2015	343,800	170,200	0	514,000		
Secondary Zone 31			2016	326,900	170,200	0	497,100		
Topography 2 Rolling			2017	326,900	170,200	0	497,100		
1.Level 4.Below St 7.Steep			2018	326,900	170,200	0	497,100		
2.Rolling 5.Low 8.Wet			2019	326,900	170,200	0	497,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	240,900	170,700	0	411,600		
Utilities 9 No Water/No Sewer			2021	256,200	170,700	0	426,900		
1.Public 4.Improve 7.Improve			2022	280,900	187,800	0	468,700		
2.Water 5.Improve 8.			2023	309,000	208,200	0	517,200		
3.Sewer 6.Improve 9.None			2024	346,500	234,200	0	580,700		
Street 3 Gravel			2025	368,900	325,800	0	694,700		
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	13	Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF	364		100	65 %	2	1.Unimproved
Sale Data			13.Waterfront						2.Excess Ftg /De
Sale Date 6/01/2020			14.Rear Land						3.Topography
Price			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.									7.Open Space
3.Building 6. 9.									8.View/Environ
Financing 9 Unknown									9.Fract Share
1.Convent 4.Seller 7.			Square Foot	Square Feet					Acres
2.FHA/VA 5.Private 8.			16.Regular Lot						30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			17.Secondary Lot						31.Tillable/Horti
Validity 2 Related Parties			18.Excess Land						32.Pasture
1.Valid 4.Split 7.Renovate			19.Condominium						33.Orchard
2.Related 5.Partial 8.Other			20.Pavement						34.Frontage
3.Distress 6.Exempt 9.									35.Triangular Lot
Verified 5 Public Record			Fract. Acre	Acreege/Sites					36.Commercial
1.Buyer 4.Agent 7.Family			21.Homesite (Frac	24		1.87	100 %	0	37.Softwood
2.Seller 5.Pub Rec 8.Other			22.Vacant Lot (Fr						38.Mixed Wood
3.Lender 6.MLS 9.			23.Non Conforming						39.Hardwood
			Acres						40.Wasteland
			24.Excess (5-10)						41.Gravel Pit (Ac
			25.Excess (10+)						42.Mobile Home Si
			26.Excess						43.Condo Site
			27.Rear (1-100)						44.Utility ROW
			28.Rear (101-150)						45.Camp Lot
			29.Rear (151-200)						46.Site Improve
			Total Acreage		2.29				

