

WRIGHT VICTOR (JT)
WRIGHT, ROXANNA L
PO BOX 398
WATERBORO ME 04087

B17028P479

Previous Owner
WRIGHT RUSSELL W & MARION
C/O VICTOR & ROXANNA WRIGHT
PO BOX 398
WATERBORO ME 04087
Sale Date: 5/29/2015

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
2017.0921 Homestead exemption removed - Victor has one on his main residence, notified him the valuation and taxes would go up for the next tax yr - tb
20.0505 - added 12x22 boathouse -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 24 EAST SHORE DR			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	112,500	63,000	16,000	159,500		
1ST MORTGAGE 0			2013	112,500	63,000	16,000	159,500		
2ND MORTGAGE 0			2014	112,500	63,000	16,000	159,500		
Zone/Land Use 48 Shoreland			2015	112,500	63,000	16,000	159,500		
Secondary Zone 31			2016	106,900	63,000	15,000	154,900		
Topography 2 Rolling			2017	106,900	63,000	15,000	154,900		
1.Level 4.Below St 7.Steep			2018	106,900	63,000	20,000	149,900		
2.Rolling 5.Low 8.Wet			2019	106,900	63,000	0	169,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	106,900	63,300	0	170,200		
Utilities 9 No Water/No Sewer			2021	117,600	69,300	0	186,900		
1.Public 4.Improve 7.Improve			2022	128,300	76,300	0	204,600		
2.Water 5.Improve 8.			2023	141,100	84,600	0	225,700		
3.Sewer 6.Improve 9.None			2024	158,200	95,600	0	253,800		
Street 3 Gravel			2025	165,000	131,900	0	296,900		
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	11	Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%	0	1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 5/29/2015			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.			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 2 Related Parties							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreege/Sites				33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac				%		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		0.09				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 033-001

Account 2196

Location 19 NICOLE DRIVE

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%	5 Force Warm Air
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 1 Wood Siding			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 4		
OPEN-3- 0			# Bedrooms 2		
OPEN-4- 0			# Full Baths 1		
Year Built 1948			# Half Baths 0		
Year Remodeled 0			# Addn Fixtures 0		
Foundation 2 Concrete Block			# Fireplaces 0		
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">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

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	132	0 0	0	0	0	0	1.One Story Fram
24 Frame Shed	0	120	0 0	0	0	0	0	2.Two Story Fram
23 Frame Garage	2019	264	3 100	6	0	100	100	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
								26.1SF Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic

