

KRZYWICKI JAMES S & SCANNELL, DEBRA L
 KRZYWICKI SCANNELL FAMILY TRUST
 PO BOX 483
 WATERBORO ME 04087

B6626P23 B14836P549 B19402P902

Previous Owner
 KRZYWICKI JAMES S & SCANNELL, DEBRA L
 TRUSTEES OF KRZYWICKI/SCANNELL NOMINEE TRUST
 PO BOX 483
 WATERBORO ME 04087
 Sale Date: 3/07/2024

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 23.0214 - converted 6x19 section of porch into 1s addition -
 vw

Waterboro

Property Data			Assessment Record						
Neighborhood 24 EAST SHORE DR			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	112,500	135,900	0	248,400		
1ST MORTGAGE 0			2013	112,500	135,900	0	248,400		
2ND MORTGAGE 0			2014	112,500	135,900	0	248,400		
Zone/Land Use 48 Shoreland			2015	112,500	135,900	0	248,400		
Secondary Zone 31			2016	106,900	135,900	0	242,800		
Topography 2 Rolling			2017	106,900	135,900	0	242,800		
1.Level 4.Below St 7.Steep			2018	106,900	135,900	0	242,800		
2.Rolling 5.Low 8.Wet			2019	106,900	135,900	0	242,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	106,900	136,000	0	242,900		
Utilities 9 No Water/No Sewer			2021	117,600	136,000	0	253,600		
1.Public 4.Improve 7.Improve			2022	128,300	149,600	0	277,900		
2.Water 5.Improve 8.			2023	141,100	165,900	0	307,000		
3.Sewer 6.Improve 9.None			2024	158,200	193,900	0	352,100		
Street 3 Gravel			2025	165,000	268,900	25,000	408,900		
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	11	075	100	100 %	0	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 3/07/2024			15.Misc				%		5.Access or Rear
Price							%		6.Restriction
Sale Type 2 Land & Buildings							%		7.Open Space
1.Land 4.Mobile 7.			Square Foot	Square Feet					8.View/Environ
2.L & B 5.Other 8.				16.Regular Lot				%	9.Fract Share
3.Building 6. 9.			17.Secondary Lot				%	30.Rear (201+)	
Financing 9 Unknown			18.Excess Land				%	31.Tillable/Horti	
1.Convent 4.Seller 7.			19.Condominium				%	32.Pasture	
2.FHA/VA 5.Private 8.			20.Pavement				%	33.Orchard	
3.Assumed 6.Cash 9.Unknown							%	34.Frontage	
Validity 2 Related Parties							%	35.Triangular Lot	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					36.Commercial
2.Related 5.Partial 8.Other			21.Homesite (Frac				%	37.Softwood	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%	38.Mixed Wood	
Verified 5 Public Record			23.Non Conforming				%	39.Hardwood	
1.Buyer 4.Agent 7.Family			Acres				%	40.Wasteland	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%	41.Gravel Pit (Ac	
3.Lender 6.MLS 9.			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		0.09				

Waterboro

Map Lot 033-002


Account 2197

Location 21 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	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% 5 Force Warm Air	3.Not func	6. 9.		
4.Cape	8.Log 12.	1.HWBB	5.FWA 9.No Heat	Attic	0		
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	4 One & 1/2 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	1 Full		
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	1 Wood Siding	3.H Pump	6. 9.None	3.Capped	6. 9.None		
0.Wood	4.Asb/Asph 8.Alum/Vin	Kitchen Style	2 Typical	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	2 Typical Bath(s)	3.C Grade	6.AA Grade 9.Same		
1.Asphalt	4.Composit 7.	1.Modern	4.Obsolete 7.	SQFT (Footprint)	810		
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	5 Above Average		
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G		
SF Masonry Trim	0	# Rooms	5	2.Fair	5.Avg+ 8.Exc		
OPEN-3-	0	# Bedrooms	3	3.Avg-	6.Good 9.Same		
OPEN-4-	0	# Full Baths	1	Phys. % Good	0%		
Year Built	1950	# Half Baths	1	Funct. % Good	100%		
Year Remodeled	0	# Addn Fixtures	0	Functional Code	9 None		
Foundation	1 Concrete	# Fireplaces	1	1.Incomp	4.Small 7.Layout		
1.Concrete	4.Wood 7.						
2.C Block	5.Slab 8.					3.O-Built	5.CDU 8.Other
3.Br/Stone	6.Prs/Post 9.					3.Damage	6.Style 9.None
Basement	4 Full Basement					Econ. % Good	100%
1.1/4 Bmt	4.Full Bmt 7.					Economic Code	None
2.1/2 Bmt	5.None 8.					0.None	3.Services 7.
3.3/4 Bmt	6. 9.None					1.Location	4.Traffic 8.
Bsmt Gar # Cars	0					2.Encroach	9.None 9.
Wet Basement	1 Dry Basement					Entrance Code	0
1.Dry	4. 7.					1.Interior	4.Vacant 7.
2.Damp	5. 8.	2.Refusal	5.Estimate 8.				
3.Wet	6. 9.	3.Informed	6.Office 9.RS				
				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	
21 Open Frame	0	180	0 0	0	0	% 0	%	1.One Story Fram
21 Open Frame	0	144	0 0	0	0	% 0	%	2.Two Story Fram
68 Wood Deck	0	35	0 0	0	0	% 0	%	3.Three Story Fr
1 One Story Frame	2022	114	4 100	5	0	% 100	%	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

