

COSTIFAS FAMILY REVOCABLE TRUST  
 ATTN: JOHN R & JOAN M COSTIFAS TRUSTEES  
 23 BUXTON RD  
 SACO ME 04072

B15997P44 B15997P46 B17482P884

Previous Owner  
 COTSIFAS, JOHN R & JOAN M  
 23 BUXTON RD

SACO ME 04072  
 Sale Date: 6/01/2017

Previous Owner  
 COTSIFAS MARTHA L  
 C/O JOHN COTSIFAS  
 23 BUXTON RD  
 SACO ME 04072  
 Sale Date: 10/07/2010

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
 2015.0722 address changed from 8 Cotsifas Dr to 170 East Shore Rd - tb

Waterboro

Property Data			Assessment Record						
Neighborhood <b>24 EAST SHORE DR</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	131,400	65,500	0	196,900		
1ST MORTGAGE <b>0</b>			2013	131,400	65,500	0	196,900		
2ND MORTGAGE <b>0</b>			2014	131,400	65,500	0	196,900		
Zone/Land Use <b>48 Shoreland</b>			2015	131,400	65,500	0	196,900		
Secondary Zone <b>31 .....</b>			2016	124,900	63,400	0	188,300		
Topography <b>1 Level</b>			2017	124,900	63,400	0	188,300		
1.Level 4.Below St 7.Steep			2018	124,900	63,400	0	188,300		
2.Rolling 5.Low 8.Wet			2019	124,900	63,400	0	188,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	124,900	63,500	0	188,400		
Utilities <b>9 No Water/No Sewer</b>			2021	137,400	63,500	0	200,900		
1.Public 4.Improve 7.Improve			2022	149,900	69,800	0	219,700		
2.Water 5.Improve 8.			2023	164,900	77,500	0	242,400		
3.Sewer 6.Improve 9.None			2024	184,900	87,300	0	272,200		
Street <b>3 Gravel</b>			2025	192,800	124,600	0	317,400		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF	11	050	300	100 %	0	1.Unimproved
BUILDING USE <b>0</b>			12.Arrowhead WF				%		2.Excess Ftg /De
<b>Sale Data</b>			13.Waterfront				%		3.Topography
			14.Rear Land				%		4.Size/Shape
Sale Date <b>6/01/2017</b>			15.Misc				%		5.Access or Rear
Price							%		6.Restriction
Sale Type <b>2 Land &amp; Buildings</b>							%		7.Open Space
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>					8.View/Environ
2.L & B 5.Other 8.			16.Regular Lot				%		9.Fract Share
3.Building 6. 9.			17.Secondary Lot				%		<b>Acres</b>
Financing <b>9 Unknown</b>			18.Excess Land				%		30.Rear (201+)
1.Convent 4.Seller 7.			19.Condominium				%		31.Tillable/Horti
2.FHA/VA 5.Private 8.			20.Pavement				%		32.Pasture
3.Assumed 6.Cash 9.Unknown							%		33.Orchard
Validity <b>2 Related Parties</b>			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					34.Frontage
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	24		0.30	100 %	0	35.Triangular Lot
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		36.Commercial
3.Distress 6.Exempt 9.			23.Non Conforming				%		37.Softwood
Verified <b>5 Public Record</b>			<b>Acres</b>				%		38.Mixed Wood
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)				%		39.Hardwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		40.Wasteland
3.Lender 6.MLS 9.			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
			<b>Total Acreage</b>		<b>0.47</b>				

46.Site Improve

# Waterboro

Map Lot 033-018


Account 2213

Location 170 EAST SHORE RD

Card 1

Of 1

9/23/2024

Building Style	<b>4 Cape Cod</b>	SF Bsmt Living	<b>0</b>	Layout	<b>1 Typical</b>																																																																																								
1.Conv	5.Garr/Col 9.Other	Fin Bsmt Grade	<b>0 0</b>	1.Typical	4. 7.																																																																																								
2.Ranch	6.Split 10.Mohome	OPEN 5 OPTIONAL <b>0</b>		2.Inadeq	5. 8.																																																																																								
3.R Ranch	7.Contemp/ 11.Condo	Heat Type	<b>100% 5 Force Warm Air</b>	3.Not func	6. 9.																																																																																								
4.Cape	8.Log 12.	1.HWBB	5.FWA 9.No Heat	Attic	<b>0</b>																																																																																								
Dwelling Units	<b>1</b>	2.HWCI	6.GravWA 10.	1.1/4 Fin	4.Full Fin 7.1/4 Unfi																																																																																								
Other Units	<b>0</b>	3.HWRAD	7.Electric 11.	2.1/2 Fin	5.FI/Stair 8.																																																																																								
Stories	<b>5 One &amp; 3/4 Story</b>	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	<b>0% 9 None</b>	Insulation	<b>4 Minimal</b>																																																																																								
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	<b>2 Wood Shingle</b>	3.H Pump	6. 9.None	3.Capped	6. 9.None																																																																																								
0.Wood	4.Asb/Asph 8.Alum/Vin	Kitchen Style	<b>2 Typical</b>	Unfinished %	<b>0%</b>																																																																																								
1.Wood	5.T-111 9.Other	1.Modern	4.Obsolete 7.	Grade & Factor	<b>3 Average 88%</b>																																																																																								
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	<b>1 Asphalt Shingles</b>	Bath(s) Style	<b>2 Typical Bath(s)</b>	3.C Grade	6.AA Grade 9.Same																																																																																								
1.Asphalt	4.Composit 7.	1.Modern	4.Obsolete 7.	SQFT (Footprint)	<b>768</b>																																																																																								
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	<b>3 Below Average</b>																																																																																								
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G																																																																																								
SF Masonry Trim	<b>0</b>	# Rooms	<b>5</b>	2.Fair	5.Avg+ 8.Exc																																																																																								
OPEN-3-	<b>0</b>	# Bedrooms	<b>3</b>	3.Avg-	6.Good 9.Same																																																																																								
OPEN-4-	<b>0</b>	# Full Baths	<b>1</b>	Phys. % Good	<b>0%</b>																																																																																								
Year Built	<b>1960</b>	# Half Baths	<b>0</b>	Funct. % Good	<b>100%</b>																																																																																								
Year Remodeled	<b>0</b>	# Addn Fixtures	<b>0</b>	Functional Code	<b>9 None</b>																																																																																								
Foundation	<b>4 Wood</b>	# Fireplaces	<b>0</b>	1.Incomp	4.Small 7.Layout																																																																																								
1.Concrete	4.Wood 7.																																																																																												
2.C Block	5.Slab 8.																																																																																												
3.Br/Stone	6.Prs/Post 9.																																																																																												
Basement	<b>5 Crawl Space</b>																																																																																												
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	<b>0</b>																																																																																												
Wet Basement	<b>0</b>																																																																																												
1.Dry	4. 7.																																																																																												
2.Damp	5. 8.																																																																																												
3.Wet	6. 9.																																																																																												
Date Inspected				1.Incomp	4.Small 7.Layout																																																																																								
<b>Additions, Outbuildings &amp; Improvements</b>				2.O-Built	5.CDU 8.Other																																																																																								
				3.Damage	6.Style 9.None																																																																																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Type</th> <th>Year</th> <th>Units</th> <th>Grade</th> <th>Cond</th> <th>Phys.</th> <th>Funct.</th> <th>Sound Value</th> </tr> </thead> <tbody> <tr> <td>68 Wood Deck</td> <td>0</td> <td>48</td> <td>0 0</td> <td>0</td> <td>0 %</td> <td>0 %</td> <td></td> </tr> <tr> <td>24 Frame Shed</td> <td>0</td> <td>80</td> <td>0 0</td> <td>0</td> <td>0 %</td> <td>0 %</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> </tr> </tbody> </table>				Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	68 Wood Deck	0	48	0 0	0	0 %	0 %		24 Frame Shed	0	80	0 0	0	0 %	0 %							%	%							%	%							%	%							%	%							%	%							%	%							%	%							%	%		Econ. % Good	<b>100%</b>
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				Economic Code	<b>None</b>																																																																																								
				0.None	3.Services 7.																																																																																								
				1.Location	4.Traffic 8.																																																																																								
				2.Encroach	9.None 9.																																																																																								
				Entrance Code	<b>0</b>																																																																																								
				1.Interior	4.Vacant 7.																																																																																								
				2.Refusal	5.Estimate 8.																																																																																								
				3.Informed	6.Office 9.RS																																																																																								
				Information Code	<b>0</b>																																																																																								
				1.Owner	4.Agent 7.																																																																																								
				2.Relative	5.Estimate 8.																																																																																								
				3.Tenant	6.Other 9.SNY																																																																																								

