

BERRY BRUCE A & MICHELLE C JT
 BERRY STEPHEN D & MAUREEN JT
 8 BRUNO CIR
 SACO ME 04072

B3904P335 B15307P307 B16338P153 B17245P853

Previous Owner
 SKOCZENSKI, BRIAN M
 ATTN: BRUCE & MICHELLE BERRY
 8 BRUNO CIR
 SACO ME 04072
 Sale Date: 5/26/2016

Previous Owner
 KEARN CHARLES R & RUTH H
 C/O BRIAN M SKOCZENSKI
 41 COURTNEY LN
 E WATERBORO ME 04030
 Sale Date: 6/05/2012

Previous Owner
 KEARN RUTH C/O JOYCE E KEARN
 23 DUMAS AVENUE

HAMPTON NH 03842
 Sale Date: 11/28/2007

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data		
Neighborhood	22 WEST SHORE RD	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	48 Shoreland	
Secondary Zone	31	
Topography	2 Rolling	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	3 Gravel	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	5/26/2016	
Price		
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	1 Conventional	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	8 Other Non Valid	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	1 Buyer	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2012	246,500	82,400	0	328,900
2013	246,500	82,400	0	328,900
2014	246,500	82,400	0	328,900
2015	246,500	82,400	0	328,900
2016	234,200	82,400	0	316,600
2017	234,200	82,400	0	316,600
2018	234,200	82,400	0	316,600
2019	234,200	82,400	0	316,600
2020	234,200	82,400	0	316,600
2021	257,600	82,400	0	340,000
2022	281,000	90,600	0	371,600
2023	309,100	100,500	0	409,600
2024	346,500	114,100	0	460,600
2025	361,500	156,700	0	518,200

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF	11	200	120	75 %	2	1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear (201+)
				%		31.Tillable/Horti
				%		32.Pasture
				%		33.Orchard
				%		34.Frontage
				%		35.Triangular Lot
				%		36.Commercial
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.Gravel Pit (Ac
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Utility ROW
				%		45.Camp Lot
				%		46.Site Improve
Square Foot		Square Feet				
16.Regular Lot				%		
17.Secondary Lot				%		
18.Excess Land				%		
19.Condominium				%		
20.Pavement				%		
Fract. Acre		Acreege/Sites				
21.Homesite (Frac				%		
22.Vacant Lot (Fr				%		
23.Non Conforming				%		
Acres						
24.Excess (5-10)				%		
25.Excess (10+)				%		
26.Excess				%		
27.Rear (1-100)				%		
28.Rear (101-150)				%		
29.Rear (151-200)				%		
		Total Acreage	0.28			

Waterboro

Map Lot 033-031

Account 2225

Location 41 COURTNEY LANE

Card 1

Of 1

9/23/2024

Building Style	1 Conventional			SF Bsmt Living	0			Layout	2 Inadequate		
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% 8 Floor/Wall Unit M			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			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			3.H Pump	6.	9.None		3.Capped	6.	9.None		
1 Wood Siding			Kitchen Style			2 Typical			Unfinished % 0%		
0.Wood	4.Asb/Asph	8.Alum/Vin		1.Modern	4.Obsolete	7.		Grade & Factor 3 Average 100%			
1.Wood	5.T-111	9.Other		2.Typical	5.	8.		1.E Grade	4.B Grade	7.AAA Grad	
2.Wd Sh	6.Br/St	11.		3.Old Type	6.	9.None		2.D Grade	5.A Grade	8.	
3.Compos.	7.Nov	12.		Bath(s) Style			2 Typical Bath(s)				
Roof Surface			1.Modern	4.Obsolete	7.		SQFT (Footprint) 468				
1.Asphalt	4.Composit	7.		2.Typical	5.	8.		Condition 4 Average			
2.Slate	5.Wood	8.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G	
3.Metal	6.Other	9.		# Rooms			6				
SF Masonry Trim 0			# Bedrooms			3			2.Fair		
OPEN-3- 0			# Full Baths			1			3.Avg-		
OPEN-4- 0			# Half Baths			0			6.Good		
Year Built 1950			# Addn Fixtures			0			9.Same		
Year Remodeled 0			# Fireplaces			0			Phys. % Good 0%		
Foundation			Functional Code			9 None			1.Incomp		
1 Concrete			1.Incomp			4.Small	7.Layout		2.O-Built		
1.Concrete	4.Wood	7.		2.O-Built	5.CDU	8.Other		3.Damage			
2.C Block	5.Slab	8.		Econ. % Good 100%			Economic Code None				
3.Br/Stone	6.Prs/Post	9.		0.None			3.Services	7.			
Basement			0.None			3.Services	7.		1.Location		
5 Crawl Space			1.Location			4.Traffic	8.		2.Encroach		
1.1/4 Bmt	4.Full Bmt	7.		Entrance Code 0			1.Interior				
2.1/2 Bmt	5.None	8.		1.Interior			4.Vacant	7.			
3.3/4 Bmt	6.	9.None		2.Refusal			5.Estimate	8.			
Bsmt Gar # Cars 0			3.Informed			6.Office	9.RS		Information Code 0		
Wet Basement			1.Owner			4.Agent	7.		2.Relative		
9 No Basement			2.Relative			5.Estimate	8.		3.Tenant		
1.Dry	4.	7.		3.Tenant			6.Other	9.SNY			
2.Damp	5.	8.									
3.Wet	6.	9.									



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	260	0 0	0	0	0	%	1.One Story Fram
22 Encl Frame Porch	0	404	0 0	0	0	0	%	2.Two Story Fram
27 Unfin Basement	0	404	0 0	0	0	0	%	3.Three Story Fr
24 Frame Shed	1990	280	0 0	0	0	0	%	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

