

STEPHENSON, DAVID P JR
 STEPHENSON, JAMI L
 75 WEST SHORE RD
 EAST WATERBORO ME 04030

B14766P588 B18786P200

Previous Owner
 DAUSEY JAMI L
 STEPHENSON, DAVID P JR
 75 WEST SHORE RD
 E WATERBORO ME 04030
 Sale Date: 4/09/2021

Previous Owner
 CORNICELLI JAMES T
 75 WEST SHORE RD.
 EAST WATERBORO ME 04030
 Sale Date: 3/01/2006

Property Data			Assessment Record				
Neighborhood 22 WEST SHORE RD			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2012	172,600	198,000	0	370,600
1ST MORTGAGE 0			2013	172,600	198,000	0	370,600
2ND MORTGAGE 0			2014	172,600	198,000	0	370,600
Zone/Land Use 48 Shoreland			2015	172,600	198,000	0	370,600
Secondary Zone			2016	91,000	198,000	0	289,000
Topography 2 Rolling			2017	91,000	198,000	0	289,000
1.Level 4.Below St 7.Steep			2018	91,000	198,000	0	289,000
2.Rolling 5.Low 8.Wet			2019	91,000	198,000	0	289,000
3.Above St 6.Swampy 9.Lev/Roll			2020	91,000	198,600	0	289,600
Utilities 9 No Water/No Sewer			2021	100,100	198,600	0	298,700
1.Public 4.Improve 7.Improve			2022	109,300	218,500	0	327,800
2.Water 5.Improve 8.			2023	120,200	242,400	0	362,600
3.Sewer 6.Improve 9.None			2024	134,700	272,100	0	406,800
Street 1 Paved			2025	141,800	365,500	0	507,300
1.Paved 4.Proposed 7.ROW							
2.Semi Imp 5.Pvt 8.None							
3.Gravel 6.Aband 9.TG PLAN							

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF				%		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
Total Acreage		1.71				

Notes:

Sale Data		
Sale Date	4/09/2021	
Price		
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	2 Related Parties	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Waterboro

Map Lot 033-052

Account 2245

Location 75 WEST SHORE ROAD

Card 1

Of 1

9/23/2024

Building Style	1 Conventional			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% 1 Hot Water BB			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 2 Two 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 8 Alumunum/Vinyl			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 110%							
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) 936							
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition 7 Very Good							
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G					
SF Masonry Trim 0			# Rooms 6						2.Fair	5.Avg+	8.Exc				
OPEN-3- 0			# Bedrooms 4						3.Avg-	6.Good	9.Same				
OPEN-4- 0			# Full Baths 1						Phys. % Good 0%						
Year Built 2003			# 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.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>			2.O-Built	5.CDU	8.Other						
2.C Block	5.Slab	8.					3.Damage	6.Style	9.None						
3.Br/Stone	6.Prs/Post	9.					Econ. % Good 100%			Economic Code None					
Basement 4 Full Basement							0.None			3.Services	7.				
1.1/4 Bmt	4.Full Bmt	7.								1.Location			4.Traffic	8.	
2.1/2 Bmt	5.None	8.								2.Encroach			9.None	9.	
3.3/4 Bmt	6.	9.None								Entrance Code 0					
Bsmt Gar # Cars 0										1.Interior	4.Vacant	7.			
Wet Basement 1 Dry Basement										2.Refusal	5.Estimate	8.			
1.Dry	4.	7.											3.Informed	6.Office	9.RS
2.Damp	5.	8.								Information Code 0					
3.Wet	6.	9.								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	204	0 0	0	0	0	%	1.One Story Fram
68 Wood Deck	0	144	0 0	0	0	0	%	2.Two Story Fram
23 Frame Garage	0	576	0 0	0	0	0	%	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
							%	26.1SFr Overhang
							%	27.Unfin Basement
							%	28.Unfinished Att
							%	29.Finished Attic

