

BOULANGER MARK P & GAIL C TRUSTEES
OF THE REVOCABLE LIVING TRUST
185 WEST SHORE ROAD
EAST WATERBORO ME 04030

B14540P210 B16627P27 B17514P10

Previous Owner
FITZPATRICK PAUL
185 WEST SHORE ROAD

EAST WATERBORO ME 04030
Sale Date: 7/25/2005

Property Data			Assessment Record						
Neighborhood 31 BROOKSIDE DR			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	255,000	239,800	10,000	484,800		
1ST MORTGAGE 0			2013	255,000	239,800	10,000	484,800		
2ND MORTGAGE 0			2014	255,000	239,800	10,000	484,800		
Zone/Land Use 48 Shoreland			2015	255,000	239,800	10,000	484,800		
Secondary Zone			2016	229,500	239,800	15,000	454,300		
Topography 8 Wet Area			2017	229,500	239,800	15,000	454,300		
1.Level 4.Below St 7.Steep			2018	225,800	239,800	20,000	445,600		
2.Rolling 5.Low 8.Wet			2019	225,800	239,800	20,000	445,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	225,800	241,700	20,000	447,500		
Utilities 9 No Water/No Sewer			2021	248,400	241,700	24,500	465,600		
1.Public 4.Improve 7.Improve			2022	271,000	265,900	25,000	511,900		
2.Water 5.Improve 8.			2023	298,100	294,900	25,000	568,000		
3.Sewer 6.Improve 9.None			2024	334,200	331,100	25,000	640,300		
Street 3 Gravel			2025	313,700	506,700	25,000	795,400		
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			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
Sale Date 7/25/2005			14.Rear Land			%		4.Size/Shape	
Price 515,000			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.						%		8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing 1 Conventional			17.Secondary Lot			%		Acres	
1.Convent 4.Seller 7.			18.Excess Land			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		32.Pasture	
Validity 1 Arms Length Sale						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				34.Frontage	
2.Related 5.Partial 8.Other				21	0.91	93	%	2	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		35.Triangular Lot	
Verified 1 Buyer			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		0.91			44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Inspection Witnessed By:

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

Notes:

16.1025 - conveyance to provost (34-10) decreased lot size by .3 acres. owner provided surveys of provost lot showing acreage change. -AK
23.1226 - added 2S garage - vw

Waterboro

Map Lot 034-010A

Account 2277

Location 185 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.Refrigt 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) 1536
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 9	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 5	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1976	# Half Baths 0	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.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%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Office 9.RS
3.Wet 6. 9.		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	
26 1SFr Overhang	0	204	0 0	0	0	0	0	1.One Story Fram
68 Wood Deck	0	138	0 0	0	0	0	0	2.Two Story Fram
68 Wood Deck	0	210	0 0	0	0	0	0	3.Three Story Fr
68 Wood Deck	0	150	0 0	0	0	0	0	4.1 & 1/2 Story
79 2 STORY	2023	936	4 100	6	0	100	100	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