

BLACKBURN DIANNE TRUSTEE
PO BOX 356
EAST WATERBORO ME 04030

B5434P289

Property Data			Assessment Record						
Neighborhood 22 WEST SHORE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	115,000	53,400	0	168,400		
1ST MORTGAGE 0			2013	115,000	53,400	0	168,400		
2ND MORTGAGE 0			2014	115,000	53,400	0	168,400		
Zone/Land Use 48 Shoreland			2015	115,000	53,400	0	168,400		
Secondary Zone 31			2016	109,300	53,400	0	162,700		
Topography 8 Wet Area			2017	109,300	53,400	0	162,700		
1.Level 4.Below St 7.Steep			2018	109,300	53,400	0	162,700		
2.Rolling 5.Low 8.Wet			2019	109,300	53,400	0	162,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	109,300	53,400	0	162,700		
Utilities 9 No Water/No Sewer			2021	120,200	53,400	0	173,600		
1.Public 4.Improve 7.Improve			2022	131,100	58,800	0	189,900		
2.Water 5.Improve 8.			2023	144,200	65,200	0	209,400		
3.Sewer 6.Improve 9.None			2024	161,700	74,600	0	236,300		
Street 3 Gravel			2025	168,700	106,900	0	275,600		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF	11	Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF						1.Unimproved
Sale Data			13.Waterfront						2.Excess Ftg /De
Sale Date			14.Rear Land						3.Topography
Price			15.Misc						4.Size/Shape
Sale Type									5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet					6.Restriction
2.L & B 5.Other 8.			16.Regular Lot						7.Open Space
3.Building 6. 9.			17.Secondary Lot						8.View/Environ
Financing			18.Excess Land						9.Fract Share
1.Convent 4.Seller 7.			19.Condominium						Acres
2.FHA/VA 5.Private 8.			20.Pavement						30.Rear (201+)
3.Assumed 6.Cash 9.Unknown									31.Tillable/Horti
Validity			Fract. Acre	Acreege/Sites					32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac						33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr						34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming						35.Triangular Lot
Verified			Acres						36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)						37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)						38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess						39.Hardwood
			27.Rear (1-100)						40.Wasteland
			28.Rear (101-150)						41.Gravel Pit (Ac
			29.Rear (151-200)						42.Mobile Home Si
			Total Acreage		0.10				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Map Lot 034-013


Account 2267

Location 191 WEST SHORE ROAD

Card 1

Of 1

9/23/2024

Building Style	2 Ranch	SF Bsm't Living	0	Layout	1 Typical				
1.Conv	5.Garr/Col	Fin Bsm't Grade	0 0	1.Typical	4. 7.				
2.Ranch	6.Split	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.				
3.R Ranch	7.Contemp/	Heat Type	100% 9 Not Heated	3.Not func	6. 9.				
4.Cape	8.Log	1.HWBB	5.FWA	Attic 9 None					
Dwelling Units 1		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin				
Other Units 0		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair				
Stories 1 One Story		4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi				
1.1	4.1.50	Cool Type	0% 9 None	Insulation 9 None					
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal				
3.3	6.2.50	2.Evapor	5. 8.	2.Heavy	5.Unk				
Exterior Walls 8 Alumunum/Vinyl		3.H Pump	6. 9.None	3.Capped	6. 9.None				
0.Wood	4.Asb/Asph	Kitchen Style 3 Old Style		Unfinished % 0%					
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor 3 Average 100%					
2.Wd Sh	6.Br/St	2.Typical	5. 8.	1.E Grade	4.B Grade				
3.Compos.	7.Nov	3.Old Type	6. 9.None	7.AAA Grad	8.				
Roof Surface 3 Metal		Bath(s) Style 3 Old Style		3.C Grade	6.AA Grade				
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint) 608					
2.Slate	5.Wood	2.Typical	5. 8.	Condition 4 Average					
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg				
SF Masonry Trim 0		# Rooms 4		7.V G	8.Exc				
OPEN-3- 0		# Bedrooms 2		2.Fair	5.Avg+				
OPEN-4- 0		# Full Baths 1		3.Avg-	6.Good				
Year Built 1950		# Half Baths 0		Phys. % Good 0%					
Year Remodeled 0		# Addn Fixtures 0		Funct. % Good 100%					
Foundation 6 Piers/Posts		# Fireplaces 1		Functional Code 9 None					
1.Concrete	4.Wood								
2.C Block	5.Slab					1.Incomp	4.Small	7.Layout	
3.Br/Stone	6.Prs/Post					2.O-Built	5.CDU	8.Other	
Basement 9 No Basement						3.Damage	6.Style	9.None	
1.1/4 Bmt	4.Full Bmt					Econ. % Good 100%			
2.1/2 Bmt	5.None					Economic Code None			
3.3/4 Bmt	6. 9.None					0.None	3.Services	7.	
Bsm't Gar # Cars 0						1.Location	4.Traffic	8.	
Wet Basement 9 No Basement						2.Encroach	9.None	9.	
1.Dry	4. 7.					Entrance Code 0			
2.Damp	5. 8.	1.Interior	4.Vacant	7.					
3.Wet	6. 9.	2.Refusal	5.Estimate	8.					
		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	160	0 0	0	0	0 %	0 %	1.One Story Fram
24 Frame Shed	0	306	0 0	0	0	0 %	0 %	2.Two Story Fram
						%	%	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

