

LANGEVIN, MATTHEW
 DELCOURT, ELEANOR M
 84 BROOKSIDE DRIVE
 EAST WATERBORO ME 04030

 B8244P215 B17920P239 B18014P350 B18196P216

Previous Owner
 CHESSIE, CHRISTIAN
 84 BROOKSIDE DRIVE

 EAST WATERBORO ME 04030
 Sale Date: 11/17/2022

Previous Owner
 JCC PROPERTIES, LLC
 30 LUCIER LN

 LIMERICK ME 04048
 Sale Date: 3/13/2020

Previous Owner
 USA ACTING THROUGH THF RURAL HOUSING SERVICE
 4300 GOODFELLOW BLVD BLDG 105 FC-215

 ST LOUIS MO 63120
 Sale Date: 8/07/2019

Inspection Witnessed By:

 X _____ Date _____

No./Date	Description	Date Insp.

Notes:
 20.0219 - added half bath -sb
 20.0226 - changed from 1 story & finished attic to 1.5 story -sb
 11/24/2022 FREEDOM MORTGAGE NO LONGER SERVICES

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																																
Neighborhood 31 BROOKSIDE DR			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																												
Tree Growth Year 0			2012	69,400	109,000	10,000	168,400																																																																																																																																																																																																												
1ST MORTGAGE 0			2013	69,400	109,000	10,000	168,400																																																																																																																																																																																																												
2ND MORTGAGE 0			2014	69,400	109,000	10,000	168,400																																																																																																																																																																																																												
Zone/Land Use 31 Agricultural/Residential			2015	69,400	109,000	10,000	168,400																																																																																																																																																																																																												
Secondary Zone			2016	59,000	109,000	15,000	153,000																																																																																																																																																																																																												
Topography 1 Level			2017	59,000	109,000	15,000	153,000																																																																																																																																																																																																												
1.Level 4.Below St 7.Steep			2018	59,000	109,000	20,000	148,000																																																																																																																																																																																																												
2.Rolling 5.Low 8.Wet			2019	59,000	109,000	20,000	148,000																																																																																																																																																																																																												
3.Above St 6.Swampy 9.Lev/Roll			2020	59,000	109,500	20,000	148,500																																																																																																																																																																																																												
Utilities 9 No Water/No Sewer			2021	64,900	126,600	0	191,500																																																																																																																																																																																																												
1.Public 4.Improve 7.Improve			2022	70,800	139,200	0	210,000																																																																																																																																																																																																												
2.Water 5.Improve 8.			2023	77,800	154,400	0	232,200																																																																																																																																																																																																												
3.Sewer 6.Improve 9.None			2024	87,300	174,000	0	261,300																																																																																																																																																																																																												
Street 1 Paved			2025	106,700	238,900	0	345,600																																																																																																																																																																																																												
1.Paved 4.Proposed 7.ROW			<table border="1"> <thead> <tr> <th colspan="4">Land Data</th> </tr> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>11.Ossipee WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>1.Unimproved</td> </tr> <tr> <td>12.Arrowhead WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>2.Excess Ftg /De</td> </tr> <tr> <td>13.Waterfront</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>3.Topography</td> </tr> <tr> <td>14.Rear Land</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>4.Size/Shape</td> </tr> <tr> <td>15.Misc</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>5.Access or Rear</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>6.Restriction</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>7.Open Space</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>8.View/Environ</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>9.Fract Share</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>Acres</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>30.Rear (201+)</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>31.Tillable/Horti</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>32.Pasture</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>33.Orchard</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>34.Frontage</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>35.Triangular Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>36.Commercial</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>37.Softwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>38.Mixed Wood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>39.Hardwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>40.Wasteland</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>41.Gravel Pit (Ac</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>42.Mobile Home Si</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>43.Condo Site</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>44.Utility ROW</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>45.Camp Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>46.Site Improve</td> </tr> </tbody> </table>					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
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Waterboro

Map Lot 056-009


Account 4229

Location 84 BROOKSIDE DRIVE

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	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									
Stories	4 One & 1/2 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									
3.3	6.2.50	9.	2.Evapor	5.				8.	2.Heavy	5.Unk									
Exterior Walls	8 Aluminum/Vinyl		3.H Pump	6.				9.None	3.Capped	6.									
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 105%									
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									
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 Typical Bath(s)				3.C Grade	6.AA Grade										
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete				7.	SQFT (Footprint) 768										
2.Slate	5.Wood	8.	2.Typical	5.				8.	Condition 5 Above Average										
3.Metal	6.Other	9.	3.Old Type	6.				9.None	1.Poor	4.Avg	7.V G								
SF Masonry Trim	0		# Rooms	0				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	1986		# Half Baths	1				Funct. % Good	100%										
Year Remodeled	0		# Addn Fixtures	0				Functional Code	9 None										
Foundation	1 Concrete		# Fireplaces	0				1.Incomp	4.Small	7.Layout									
1.Concrete	4.Wood	7.									2.O-Built	5.CDU							
2.C Block	5.Slab	8.									3.Damage	6.Style		9.None		Econ. % Good	100%		
3.Br/Stone	6.Prs/Post	9.									Economic Code	None			0.None	3.Services		7.	
Basement	4 Full Basement										0.Location	4.Traffic		8.		1.Encroach	9.None		9.
1.1/4 Bmt	4.Full Bmt	7.									Entrance Code	0			1.Interior	4.Vacant		7.	
2.1/2 Bmt	5.None	8.									2.Refusal	5.Estimate		8.		3.Informed	6.Office		9.RS
3.3/4 Bmt	6.	9.None									Information Code	0			1.Owner	4.Agent		7.	
Bsmt Gar # Cars	0										2.Relative	5.Estimate		8.		3.Tenant	6.Other		9.SNY
Wet Basement	1 Dry Basement																		
1.Dry	4.	7.																	
2.Damp	5.	8.																	
3.Wet	6.	9.																	

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	128	0 0	0	0	0 %	0 %	1.One Story Fram
24 Frame Shed	0	80	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

