

LANOIE ROGER L
79 BROOKSIDE DRIVE
EAST WATERBORO ME 04030

B3617P112 B17381P604 B17526P540

Previous Owner
FACE KATHLEEN
ATTN: ROGER A LANOIE
79 BROOKSIDE DRIVE
EAST WATERBORO ME 04030
Sale Date: 12/09/2016

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
2017 - removed homestead exemption, has homestead exemption in Hillsborough County, FL for 2017 SB 062018 - per deed middle initial was wrong - tb

Waterboro

Property Data			Assessment Record						
Neighborhood 31 BROOKSIDE DR			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	69,200	207,400	10,000	266,600		
1ST MORTGAGE 0			2013	69,200	207,400	10,000	266,600		
2ND MORTGAGE 0			2014	69,200	207,400	10,000	266,600		
Zone/Land Use 31 Agricultural/Residential			2015	69,200	207,400	10,000	266,600		
Secondary Zone			2016	58,900	207,400	15,000	251,300		
Topography 2 Rolling			2017	58,900	207,400	15,000	251,300		
1.Level 4.Below St 7.Steep			2018	58,900	207,400	0	266,300		
2.Rolling 5.Low 8.Wet			2019	58,900	207,400	0	266,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,900	208,500	0	267,400		
Utilities 9 No Water/No Sewer			2021	64,700	208,500	0	273,200		
1.Public 4.Improve 7.Improve			2022	70,600	229,300	0	299,900		
2.Water 5.Improve 8.			2023	77,700	254,300	0	332,000		
3.Sewer 6.Improve 9.None			2024	87,100	285,600	0	372,700		
Street 1 Paved			2025	106,500	396,800	25,000	478,300		
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 12/09/2016			14.Rear Land			%		4.Size/Shape	
Price 290,000			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.Homesite (Frac	21	1.88	100 %	0	35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		36.Commercial	
Verified 5 Public Record			23.Non Conforming			%		37.Softwood	
1.Buyer 4.Agent 7.Family			Acres			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		39.Hardwood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		40.Wasteland	
			26.Excess			%		41.Gravel Pit (Ac	
			27.Rear (1-100)			%		42.Mobile Home Si	
			28.Rear (101-150)			%		43.Condo Site	
			29.Rear (151-200)			%		44.Utility ROW	
			Total Acreage 1.88					45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 056-010

Account 4230

Location 79 BROOKSIDE DRIVE

Card 1

Of 1

9/23/2024

Building Style	5 Garrison/Colonial			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 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 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						
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	6.AA Grade						
2.Slate	5.Wood	8.		2.Typical	5.	8.	9.Same						
3.Metal	6.Other	9.		3.Old Type	6.	9.None	SQFT (Footprint) 874						
SF Masonry Trim 0				# Rooms 8			Condition 6 Good						
OPEN-3- 0				# Bedrooms 4			1.Poor	4.Avg	7.V G				
OPEN-4- 0				# Full Baths 2			2.Fair	5.Avg+	8.Exc				
Year Built 1986				# Half Baths 0			3.Avg-	6.Good	9.Same				
Year Remodeled 2005				# Addn Fixtures 0			Phys. % Good 0%						
Foundation 1 Concrete				# Fireplaces 0			Funct. % Good 100%						
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px; margin-right: 10px; font-size: 2em; font-weight: bold;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>			Functional Code 9 None						
2.C Block	5.Slab	8.	1.Incomp				4.Small	7.Layout					
3.Br/Stone	6.Prs/Post	9.	2.O-Built				5.CDU	8.Other					
Basement 4 Full Basement			3.Damage				6.Style	9.None					
1.1/4 Bmt	4.Full Bmt	7.	Econ. % Good 100%				Economic Code None						
2.1/2 Bmt	5.None	8.	0.None				3.Services	7.					
3.3/4 Bmt	6.	9.None	1.Location				4.Traffic	8.					
Bsmt Gar # Cars 0			2.Encroach				9.None	9.					
Wet Basement 1 Dry Basement			Entrance Code 0				1.Interior						
1.Dry	4.	7.	1.Owner				4.Agent	7.					
2.Damp	5.	8.	2.Relative				5.Estimate	8.					
3.Wet	6.	9.	3.Tenant				6.Other	9.SNY					

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
26 1SFr Overhang	0	38	0 0	0	0	0	%	1.One Story Fram
1 One Story Frame	0	117	0 0	0	0	0	%	2.Two Story Fram
21 Open Frame	0	45	0 0	0	0	0	%	3.Three Story Fr
23 Frame Garage	2005	576	0 0	0	0	0	%	4.1 & 1/2 Story
1 One Story Frame	2005	240	0 0	0	0	0	%	5.1 & 3/4 Story
68 Wood Deck	0	248	0 0	0	0	0	%	6.2 & 1/2 Story
111 CONC. SLAB	2005	240	0 0	0	0	0	%	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

