

THORNTON, MARTIN R
35 BROOKSIDE DRIVE
EAST WATERBORO ME 04030

B6992P221 B17519P666 B17519P668 B19138P822

Previous Owner
DRISCOLL BENJAMIN J
SMITH, JULIE M (JT)
35 BROOKSIDE DRIVE
EAST WATERBORO ME 04030
Sale Date: 10/21/2022

Previous Owner
MONROE WILLIAM J & MARGARET S
ATTN: BENJAMIN J DRISCOLL
35 BROOKSIDE DRIVE
EAST WATERBORO ME 04030
Sale Date: 7/20/2017

Inspection Witnessed By:

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

Notes:
19.0220 - sale includes two 1/2 interests -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 31 BROOKSIDE DR			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	69,200	120,200	10,000	179,400		
1ST MORTGAGE 0			2013	69,200	120,200	10,000	179,400		
2ND MORTGAGE 0			2014	69,200	120,200	10,000	179,400		
Zone/Land Use 31 Agricultural/Residential			2015	69,200	120,200	10,000	179,400		
Secondary Zone			2016	58,900	115,800	15,000	159,700		
Topography 2 Rolling			2017	58,900	115,800	15,000	159,700		
1.Level 4.Below St 7.Steep			2018	58,900	115,800	20,000	154,700		
2.Rolling 5.Low 8.Wet			2019	58,900	115,800	0	174,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,900	115,800	0	174,700		
Utilities 9 No Water/No Sewer			2021	64,700	115,800	0	180,500		
1.Public 4.Improve 7.Improve			2022	70,600	127,300	0	197,900		
2.Water 5.Improve 8.			2023	77,700	141,200	0	218,900		
3.Sewer 6.Improve 9.None			2024	87,100	158,900	0	246,000		
Street 1 Paved			2025	106,500	199,400	0	305,900		
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		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 10/21/2022			14.Rear Land				%		3.Topography
Price 345,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.88	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 5 Public Record			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 1.88						44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 056-015


Account 4235

Location 35 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		
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq		
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	8 Floor/Wall Unit M		
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat		
Dwelling Units 1		2.HWCI		6.GravWA	10.		
Other Units 0		3.HWRAD		7.Electric	11.		
Stories		4.Steam		8.Fl/WallM	12.		
1.1	4.1.50	7.1.25	Cool Type	0%	9 None		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.		
3.3	6.2.50	9.	2.Evapor	5.	8.		
Exterior Walls		3.H Pump		6.	9.None		
8 Aluminum/Vinyl		Kitchen Style		2 Typical			
0.Wood	4.Asb/Asph	8.Alum/Vin	1.Modern	4.Obsolete	7.		
1.Wood	5.T-111	9.Other	2.Typical	5.	8.		
2.Wd Sh	6.Br/St	11.	3.Old Type	6.	9.None		
3.Compos.	7.Nov	12.	Bath(s) Style		2 Typical Bath(s)		
Roof Surface		1.Modern		4.Obsolete	7.		
1.Asphalt	4.Composit	7.	2.Typical	5.	8.		
2.Slate	5.Wood	8.	3.Old Type	6.	9.None		
3.Metal	6.Other	9.	# Rooms		0		
SF Masonry Trim		# Bedrooms		2			
OPEN-3-		# Full Baths		2			
OPEN-4-		# Half Baths		0			
Year Built		# Addn Fixtures		0			
Year Remodeled		# Fireplaces		0			
Foundation				Functional Code		9 None	
1.Concrete	4.Wood			7.	1.Incomp	4.Small	7.Layout
2.C Block	5.Slab			8.	2.O-Built	5.CDU	8.Other
3.Br/Stone	6.Prs/Post			9.	3.Damage	6.Style	9.None
Basement		Econ. % Good		100%			
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		Entrance Code		0			
Wet Basement		1.Interior		4.Vacant	7.		
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.		
Date Inspected		2.Relative		5.Estimate	8.		
		3.Tenant		6.Other	9.SNY		

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	1997	250	3 110	7	90 %	100 %		1.One Story Fram
23 Frame Garage	1997	576	3 100	7	90 %	100 %		2.Two Story Fram
24 Frame Shed	0	48	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

