

ST LOUIS, BENJAMIN P
ST LOUIS, VALERIE P
PO BOX 352
WATERBORO ME 04087

B14419P650 B17565P177 B17634P133 B17706P551

Previous Owner
NORTH STAR LAND DEVELOPMENT LLC
5 RANCH LN

BIDDEFORD ME 04005
Sale Date: 6/14/2019

Previous Owner
LABBE RICHARD E JR & GOUIN-LABBE CINDY
PO BOX 41

SHAPLEIGH ME 04076
Sale Date: 4/30/2018

Previous Owner
DEZAN LEE F & GAIL F
ATTN: RICHARD & CINDY LABBE
PO BOX 41
SHAPLEIGH ME 04076
Sale Date: 12/28/2017

Inspection Witnessed By:

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

Notes:

18.0214 - changed zone from F/A to A/R per zoning map -sb
2018.0214 - e911 address changed from Dezan Road to Cooper Way - tb
2018.0926 - e911 address changed to 2 Cooper Way - per e911 Officer - tb
19.0806 - added 28x46 house, 24x24 garage, 5x9 open porch, 8x12 deck -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 63 WEST RD MID			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	57,000	0	0	57,000		
1ST MORTGAGE 0			2013	57,000	0	0	57,000		
2ND MORTGAGE 0			2014	57,700	0	0	57,700		
Zone/Land Use 31 Agricultural/Residential			2015	57,700	0	0	57,700		
Secondary Zone			2016	40,400	0	0	40,400		
Topography 2 Rolling			2017	40,400	0	0	40,400		
1.Level 4.Below St 7.Steep			2018	40,400	0	0	40,400		
2.Rolling 5.Low 8.Wet			2019	36,800	0	0	36,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	52,900	188,700	0	241,600		
Utilities 9 No Water/No Sewer			2021	58,200	188,700	0	246,900		
1.Public 4.Improve 7.Improve			2022	63,500	207,600	0	271,100		
2.Water 5.Improve 8.			2023	69,800	230,200	0	300,000		
3.Sewer 6.Improve 9.None			2024	78,300	258,500	0	336,800		
Street 1 Paved			2025	95,700	346,700	0	442,400		
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	
			14.Rear Land			%		4.Size/Shape	
Sale Date 6/14/2019			15.Misc			%		5.Access or Rear	
Price 299,000						%		6.Restriction	
Sale Type 2 Land & Buildings						%		7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		Acres	
Financing 9 Unknown			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		33.Orchard	
Validity 1 Arms Length Sale						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other				21	1.85	90	%	1	36.Commercial
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		37.Softwood	
Verified 5 Public Record			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
				Total Acreage 1.85				46.Site Improve	

Waterboro

Map Lot 003-012-003-002

Account 4911

Location 2 Cooper Way

Card 1 Of 1 9/25/2024

Building Style	2 Ranch			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	1 One 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	8 Aluminum/Vinyl			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	4 Good 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)	1372			
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition	8 Excellent			
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G		
SF Masonry Trim	0			# Rooms	5			2.Fair	5.Avg+	8.Exc	
OPEN-3-	0			# Bedrooms	3			3.Avg-	6.Good	9.Same	
OPEN-4-	0			# Full Baths	2			Phys. % Good	0%		
Year Built	2018			# Half Baths	0			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	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	
21 Open Frame	0	45	0 0	0	0	% 100 %		1.One Story Fram
68 Wood Deck	0	96	0 0	0	0	% 100 %		2.Two Story Fram
23 Frame Garage	0	576	0 0	0	0	% 100 %		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