

PAULIN, GABRIEL MARK  
PAULIN, MARK  
45 BARBS WAY  
WATERBORO ME 04087

B16160P207 B16579P63 B17232P579 B17511P361

Previous Owner  
LACHANCE JOSHUA J (JT)  
ROCRAY, NICOLE T  
PO BOX 375  
WATERBORO ME 04087  
Sale Date: 6/06/2024

Previous Owner  
CLEARY, WILLIAM S.  
ATTN: JOSHUA LACHANCE & NICOLE ROCRAY  
P O BOX 195  
ALFRED ME 04002  
Sale Date: 7/07/2017

Previous Owner  
GILBERT-CLEARY, HOLLY M  
50 LAURA LANE

ARUNDEL ME 04046  
Sale Date: 5/12/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
24.0923 - 128sf shed calculating \$0 value; corrected grade factor to 100 from 0 - vv

Waterboro

Property Data			Assessment Record						
Neighborhood <b>59 WEST RD S</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>9</b>			2012	67,800	41,300	16,000	93,100		
1ST MORTGAGE <b>0</b>			2013	67,800	41,300	10,000	99,100		
2ND MORTGAGE <b>0</b>			2014	67,800	41,300	10,000	99,100		
Zone/Land Use <b>11 Residential</b>			2015	67,800	41,300	10,000	99,100		
Secondary Zone			2016	57,700	41,300	15,000	84,000		
Topography <b>1 Level</b>			2017	57,700	41,300	15,000	84,000		
1.Level 4.Below St 7.Steep			2018	57,700	41,300	0	99,000		
2.Rolling 5.Low 8.Wet			2019	57,700	41,300	0	99,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	57,700	41,300	0	99,000		
Utilities <b>9 No Water/No Sewer</b>			2021	63,400	41,300	0	104,700		
1.Public 4.Improve 7.Improve			2022	69,200	45,400	0	114,600		
2.Water 5.Improve 8.			2023	76,100	50,300	0	126,400		
3.Sewer 6.Improve 9.None			2024	85,300	57,300	25,000	117,600		
Street <b>3 Gravel</b>			2025	93,000	64,600	25,000	132,600		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date <b>6/06/2024</b>			15.Misc			%		5.Access or Rear	
Price <b>260,000</b>						%		6.Restriction	
Sale Type <b>2 Land &amp; Buildings</b>						%		7.Open Space	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.View/Environ	
2.L & B 5.Other 8.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		<b>Acres</b>	
Financing <b>9 Unknown</b>			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 <b>1 Arms Length Sale</b>						%		34.Frontage	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				35.Triangular Lot	
2.Related 5.Partial 8.Other				21	1.00	100	%	0	36.Commercial
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	0.15	100	%	0	37.Softwood
Verified <b>5 Public Record</b>			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		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	
			<b>Total Acreage 1.15</b>					46.Site Improve	

