

SANBORN GARREDD R  
204 BLUEBERRY RD  
WATERBORO ME 04087

B14714P206 B17604P779

Previous Owner  
SOULIERE ROGER & HEIDI  
ATTN: GARREDD SANBORN  
204 BLUEBERRY RD  
WATERBORO ME 04087  
Sale Date: 11/13/2017

Previous Owner  
GALLO CONSTRUCTION INC  
PO BOX 241

SANFORD ME 04073  
Sale Date: 12/27/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
2S log type main house has 1/2 cathedral and 1/2 mezzanine loft bedrm.

Waterboro

Property Data			Assessment Record						
Neighborhood <b>75 BLUEBERRY RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	74,500	209,000	10,000	273,500		
1ST MORTGAGE <b>0</b>			2013	74,500	209,000	10,000	273,500		
2ND MORTGAGE <b>0</b>			2014	74,500	209,000	10,000	273,500		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	74,500	209,000	10,000	273,500		
Secondary Zone			2016	62,600	209,000	15,000	256,600		
Topography <b>2 Rolling</b>			2017	62,600	209,000	15,000	256,600		
1.Level 4.Below St 7.Steep			2018	62,600	209,000	20,000	251,600		
2.Rolling 5.Low 8.Wet			2019	62,600	209,000	0	271,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	62,600	209,000	0	271,600		
Utilities <b>9 No Water/No Sewer</b>			2021	68,800	209,000	24,500	253,300		
1.Public 4.Improve 7.Improve			2022	75,100	229,900	25,000	280,000		
2.Water 5.Improve 8.			2023	82,600	255,000	25,000	312,600		
3.Sewer 6.Improve 9.None			2024	92,600	286,400	25,000	354,000		
Street <b>1 Paved</b>			2025	110,400	370,800	25,000	456,200		
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>11/13/2017</b>			15.Misc			%		5.Access or Rear	
Price <b>340,000</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.Homesite (Frac	21	2.00	100 %	0	36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	3.20	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</b>		<b>5.20</b>			46.Site Improve	


## Waterboro

Map Lot 006-002-003

Account 528

Location 204 BLUEBERRY ROAD

Card 1 Of 1 9/23/2024

Building Style	<b>1 Conventional</b>			SF Bsmt Living <b>0</b>			Layout <b>1 Typical</b>		
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade <b>0 0</b>			1.Typical 4. 7.			
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL <b>0</b>			2.Inadeq 5. 8.			
3.R Ranch	7.Contemp/	11.Condo	Heat Type <b>100% 1 Hot Water BB</b>			3.Not func 6. 9.			
4.Cape	8.Log	12.	1.HWBB 5.FWA 9.No Heat			Attic <b>9 None</b>			
Dwelling Units <b>1</b>			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.1/4 Unfi			
Other Units <b>0</b>			3.HWRAD 7.Electric 11.			2.1/2 Fin 5.FI/Stair 8.			
Stories <b>2 Two Story</b>			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 <b>0% 9 None</b>			Insulation <b>1 Full</b>			
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 <b>9 Other</b>			3.H Pump 6. 9.None			3.Capped 6. 9.None			
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style <b>2 Typical</b>			Unfinished % <b>0%</b>			
1.Wood	5.T-111	9.Other	1.Modern 4.Obsolete 7.			Grade & Factor <b>3 Average 85%</b>			
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 <b>1 Asphalt Shingles</b>			Bath(s) Style <b>2 Typical Bath(s)</b>			3.C Grade 6.AA Grade 9.Same			
1.Asphalt	4.Composit	7.	1.Modern 4.Obsolete 7.			SQFT (Footprint) <b>1008</b>			
2.Slate	5.Wood	8.	2.Typical 5. 8.			Condition <b>7 Very Good</b>			
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G			
SF Masonry Trim <b>0</b>			# Rooms <b>8</b>			2.Fair 5.Avg+ 8.Exc			
OPEN-3- <b>0</b>			# Bedrooms <b>3</b>			3.Avg- 6.Good 9.Same			
OPEN-4- <b>0</b>			# Full Baths <b>3</b>			Phys. % Good <b>0%</b>			
Year Built <b>2006</b>			# Half Baths <b>0</b>			Funct. % Good <b>100%</b>			
Year Remodeled <b>0</b>			# Addn Fixtures <b>0</b>			Functional Code <b>9 None</b>			
Foundation <b>1 Concrete</b>			# Fireplaces <b>0</b>			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 <b>100%</b>			
Basement <b>4 Full Basement</b>						Economic Code <b>None</b>			
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 <b>0</b>						Entrance Code <b>0</b>			
Wet Basement <b>1 Dry Basement</b>						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 <b>0</b>						
Date Inspected			1.Owner 4.Agent 7.						
			2.Relative 5.Estimate 8.						
			3.Tenant 6.Other 9.SNY						
<b>Additions, Outbuildings &amp; Improvements</b>									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
2 Two Story Frame	2006	432	0 0	0	0	0 %	0 %	1.One Story Fram	
27 Unfin Basement	0	432	0 0	0	0	0 %	0 %	2.Two Story Fram	
21 Open Frame	0	480	0 0	0	0	0 %	0 %	3.Three Story Fr	
21 Open Frame	0	260	0 0	0	0	0 %	0 %	4.1 & 1/2 Story	
21 Open Frame	0	192	0 0	0	0	0 %	0 %	5.1 & 3/4 Story	
21 Open Frame	0	144	0 0	0	0	0 %	0 %	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	