

FOSTER, DAVID V
FOSTER, DONNA M
216 BLUEBERRY ROAD
WATERBORO ME 04087

B9889P292 B19259P325

Previous Owner
LOESCHWITZ WILLIAM A JR
LOESCHWITZ, CYNTHIA L
216 BLUEBERRY ROAD
WATERBORO ME 04087
Sale Date: 6/16/2023

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 75 BLUEBERRY RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	81,900	108,400	10,000	180,300		
1ST MORTGAGE 0			2013	81,900	108,400	10,000	180,300		
2ND MORTGAGE 0			2014	101,500	108,400	10,000	199,900		
Zone/Land Use 31 Agricultural/Residential			2015	101,500	108,400	10,000	199,900		
Secondary Zone			2016	87,300	105,700	15,000	178,000		
Topography 2 Rolling			2017	87,300	105,700	15,000	178,000		
1.Level 4.Below St 7.Steep			2018	87,300	105,700	20,000	173,000		
2.Rolling 5.Low 8.Wet			2019	87,300	105,700	20,000	173,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	87,300	105,700	20,000	173,000		
Utilities 9 No Water/No Sewer			2021	96,000	105,700	24,500	177,200		
1.Public 4.Improve 7.Improve			2022	104,700	116,300	25,000	196,000		
2.Water 5.Improve 8.			2023	115,200	129,000	25,000	219,200		
3.Sewer 6.Improve 9.None			2024	129,100	145,400	25,000	249,500		
Street 1 Paved			2025	186,400	195,000	0	381,400		
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	
Sale Date 6/16/2023			14.Rear Land			%		4.Size/Shape	
Price 350,000			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 9 Unknown			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	2.00	100 %	0	35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	23	5.20	50 %	6	36.Commercial	
Verified 5 Public Record			23.Non Conforming	27	9.28	100 %	0	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		16.48			45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 006-002-005


Account 530

Location 216 BLUEBERRY ROAD

Card 1

Of 1

9/23/2024

Building Style	3 Raised Ranch	SF Bsmt Living	207	Layout	1 Typical				
1.Conv	5.Garr/Col	Fin Bsmt Grade	3 0	1.Typical	4. 7.				
2.Ranch	6.Split	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.				
3.R Ranch	7.Contemp/	Heat Type	100% 1 Hot Water BB	3.Not func	6. 9.				
4.Cape	8.Log	1.HWBB	5.FWA	Attic 9 None					
Dwelling Units 1		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin				
Other Units 0		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair				
Stories 1 One Story		4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi				
1.1	4.1.50	Cool Type	0% 9 None	Insulation 1 Full					
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal				
3.3	6.2.50	2.Evapor	5. 8.	2.Heavy	5.Unk				
Exterior Walls 8 Aluminum/Vinyl		3.H Pump	6. 9.None	3.Capped	6. 9.None				
0.Wood	4.Asb/Asph	Kitchen Style 2 Typical		Unfinished % 0%					
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor 3 Average 100%					
2.Wd Sh	6.Br/St	2.Typical	5. 8.	1.E Grade	4.B Grade				
3.Compos.	7.Nov	3.Old Type	6. 9.None	2.D Grade	5.A Grade				
Roof Surface 1 Asphalt Shingles		Bath(s) Style 2 Typical Bath(s)		3.C Grade	6.AA Grade				
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint) 828					
2.Slate	5.Wood	2.Typical	5. 8.	Condition 4 Average					
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg				
SF Masonry Trim 0		# Rooms	5	2.Fair	5.Avg+				
OPEN-3- 0		# Bedrooms	3	3.Avg-	6.Good				
OPEN-4- 0		# Full Baths	1	Phys. % Good 0%					
Year Built 1998		# 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				
1.Concrete	4.Wood								
2.C Block	5.Slab					7.Layout	8.Other	9.None	
3.Br/Stone	6.Prs/Post					Econ. % Good 100%		Economic Code None	
Basement 4 Full Basement						0.None	3.Services	7.	
1.1/4 Bmt	4.Full Bmt					1.Location	4.Traffic	8.	
2.1/2 Bmt	5.None					2.Encroach	9.None	9.	
3.3/4 Bmt	6. 9.None					Entrance Code 0		1.Interior	4.Vacant
Bsmt Gar # Cars 0						2.Refusal	5.Estimate	8.	3.Informed
Wet Basement 1 Dry Basement						Information Code 0		6.Office	9.RS
1.Dry	4. 7.					1.Owner	4.Agent	7.	2.Relative
2.Damp	5. 8.	2.Relative	5.Estimate	8.	3.Tenant				
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	14	0 0	0	0	0 %	0 %	1.One Story Fram
26 1SFr Overhang	0	16	0 0	0	0	0 %	0 %	2.Two Story Fram
24 Frame Shed	0	96	0 0	0	0	0 %	0 %	3.Three Story Fr
78 1.75 ST GARAGE	2008	720	3 110	7	97	100 %	100 %	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

