

WILDES BENJAMIN W
254 BLUEBERRY ROAD
WATERBORO ME 04087

B5230P124 B17064P17

Previous Owner
DELAGE PETER A & LUANNE
C/O BENJAMIN W WILDES
254 BLUEBERRY ROAD
WATERBORO ME 04087
Sale Date: 7/27/2015

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
22.0824 added 26x30 2 story garage -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 75 BLUEBERRY RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	71,900	103,800	10,000	165,700		
1ST MORTGAGE 0			2013	71,900	103,800	10,000	165,700		
2ND MORTGAGE 0			2014	71,900	103,800	10,000	165,700		
Zone/Land Use 31 Agricultural/Residential			2015	71,900	103,800	10,000	165,700		
Secondary Zone			2016	61,500	103,800	0	165,300		
Topography 2 Rolling			2017	61,500	103,800	0	165,300		
1.Level 4.Below St 7.Steep			2018	61,500	103,800	0	165,300		
2.Rolling 5.Low 8.Wet			2019	61,500	103,800	0	165,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	61,500	104,700	20,000	146,200		
Utilities 9 No Water/No Sewer			2021	67,600	104,700	24,500	147,800		
1.Public 4.Improve 7.Improve			2022	73,700	115,200	25,000	163,900		
2.Water 5.Improve 8.			2023	81,100	162,300	25,000	218,400		
3.Sewer 6.Improve 9.None			2024	91,000	182,300	25,000	248,300		
Street 1 Paved			2025	115,200	244,900	25,000	335,100		
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			11.Ossipee WF		Frontage	Depth	Factor	Code	
LAND USE 0			12.Arrowhead WF				%		1.Unimproved
BUILDING USE 0			13.Waterfront				%		2.Excess Ftg /De
Sale Data			14.Rear Land				%		3.Topography
Sale Date 7/27/2015			15.Misc				%		4.Size/Shape
Price 147,000							%		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.			16.Regular Lot				%		8.View/Environ
3.Building 6. 9.			17.Secondary Lot				%		9.Fract Share
Financing 1 Conventional			18.Excess Land				%		Acres
1.Convent 4.Seller 7.			19.Condominium				%		30.Rear (201+)
2.FHA/VA 5.Private 8.			20.Pavement				%		31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown							%		32.Pasture
Validity 1 Arms Length Sale			Fract. Acre		Acreege/Sites				33.Orchard
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21		2.00	100 %	0	34.Frontage
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	27		3.20	100 %	0	35.Triangular Lot
3.Distress 6.Exempt 9.			23.Non Conforming				%		36.Commercial
Verified 1 Buyer			Acres				%		37.Softwood
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		39.Hardwood
3.Lender 6.MLS 9.			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 Acreege		5.20				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 006-002-009

Account 534

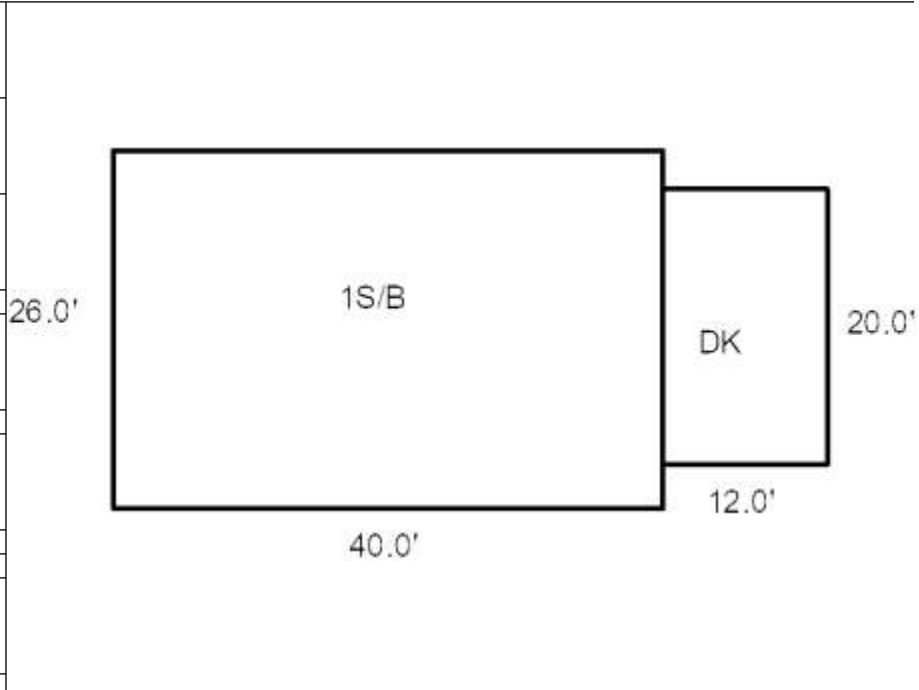
Location 254 BLUEBERRY ROAD

Card 1

Of 1

9/23/2024

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
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL		0
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	1 Hot Water BB
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		1 One Story	4.Steam	8.F/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		8 Alumunum/Vinyl	3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style		2 Typical
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface		1 Asphalt Shingles	Bath(s) Style		2 Typical Bath(s)
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim		0	# Rooms	5	
OPEN-3-		0	# Bedrooms	2	
OPEN-4-		0	# Full Baths	1	
Year Built		1989	# Half Baths	0	
Year Remodeled		0	# Addn Fixtures	0	
Foundation		1 Concrete	# Fireplaces	0	
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>		
2.C Block	5.Slab	8.			
3.Br/Stone	6.Prs/Post	9.			
Basement		4 Full Basement			
1.1/4 Bmt	4.Full Bmt	7.			
2.1/2 Bmt	5.None	8.			
3.3/4 Bmt	6.	9.None			
Bsmt Gar # Cars		0			
Wet Basement		1 Dry Basement			
1.Dry	4.	7.			
2.Damp	5.	8.			
3.Wet	6.	9.			



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	2000	240	0 0	0	0	0 %	0 %	1.One Story Fram
69 Hot tub #	0	1	0 0	0	0	0 %	0 %	2.Two Story Fram
79 2 STORY	2022	780	3 100	4	0	100 %	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

