

COLUMBUS CAROL A & JAMES
191 BLUEBERRY ROAD
WATERBORO ME 04087

B9623P209 B15332P698 B17843P520

Previous Owner
DUSSEAULT CAROL A
191 BLUEBERRY ROAD

WATERBORO ME 04087
Sale Date: 1/09/2008

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
19.0130 - DEED TO SEVER JOINT TENANCY 17843/520 -SB
19.0529 - added 28x28 garage -sb
24.0916 - added 8x16 greenhouse; corrected entries for op and shed that were calculating 0 value - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 75 BLUEBERRY RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	52,000	115,100	10,000	157,100		
1ST MORTGAGE 0			2013	52,000	115,100	10,000	157,100		
2ND MORTGAGE 0			2014	52,000	115,100	10,000	157,100		
Zone/Land Use 31 Agricultural/Residential			2015	52,000	115,100	10,000	157,100		
Secondary Zone			2016	43,700	109,800	15,000	138,500		
Topography 2 Rolling			2017	43,700	109,800	15,000	138,500		
1.Level 4.Below St 7.Steep			2018	43,700	109,800	20,000	133,500		
2.Rolling 5.Low 8.Wet			2019	43,700	109,800	20,000	133,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	43,700	127,600	20,000	151,300		
Utilities 9 No Water/No Sewer			2021	48,100	127,600	24,500	151,200		
1.Public 4.Improve 7.Improve			2022	52,500	140,400	25,000	167,900		
2.Water 5.Improve 8.			2023	57,700	155,700	25,000	188,400		
3.Sewer 6.Improve 9.None			2024	64,700	174,900	25,000	214,600		
Street 1 Paved			2025	77,200	211,500	25,000	263,700		
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 1/09/2008			14.Rear Land			%		4.Size/Shape	
Price			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		6.Restriction	
1.Land 4.Mobile 7.						%		7.Open Space	
2.L & B 5.Other 8.			Square Foot	Square Feet				8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing 1 Conventional			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	70 %	3	35.Triangular Lot	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	3.08	70 %	3	36.Commercial	
Verified 1 Buyer			23.Non Conforming			%		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		5.08			45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 006-003A

Account 632

Location 191 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	2.Inadeq
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	2		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	2 Wood Shingle		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	10	
OPEN-3-	0		# Bedrooms	4	
OPEN-4-	0		# Full Baths	2	
Year Built	1989		# Half Baths	1	
Year Remodeled	0		# Addn Fixtures	0	
Foundation	2 Concrete Block		# Fireplaces	0	
1.Concrete	4.Wood	7.			
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
1 One Story Frame	0	644	0 0	0	0	% 0	%
21 Open Frame	0	48	3 80	3	0	% 100	%
22 Encl Frame Porch	0	36	0 0	0	0	% 0	%
24 Frame Shed	0	432	2 100	2	0	% 100	%
23 Frame Garage	2018	784	3 100	8	0	% 100	%
66 Res. Greenhouse	2024	128	2 100	4	0	% 100	%
						%	%
						%	%
						%	%
						%	%

- 1.One Story Fram
- 2.Two Story Fram
- 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

