

LABBE LUCAS M
LABBE, NICOLE C
799 WEST ROAD
WATERBORO ME 04087

B14752P160 B15443P991 B15461P611 B17307P850

Previous Owner
OUELLETTE STEVEN R
ATTN: LUCAS M LABBE & NICOLE C SELLERS
799 WEST ROAD
WATERBORO ME 04087
Sale Date: 8/26/2016

Previous Owner
GOULET JOHN R & LISA L
C/O STEVEN OUELLETTE
799 WEST ROAD
WATERBORO ME 04087
Sale Date: 7/28/2008

Previous Owner
HUTCHINS KENNETH A & CYNTHIA G
799 WEST ROAD
WATERBORO ME 04087
Sale Date: 2/09/2006

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
17.1214 - added homestead per application, transferred from 106 Mayfair, abated for fy18 -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 70 WEST RD N			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	86,600	135,500	10,000	212,100		
1ST MORTGAGE 0			2013	86,600	135,500	10,000	212,100		
2ND MORTGAGE 0			2014	86,600	135,500	10,000	212,100		
Zone/Land Use 31 Agricultural/Residential			2015	86,600	135,500	10,000	212,100		
Secondary Zone			2016	71,200	135,500	15,000	191,700		
Topography 2 Rolling			2017	71,200	135,500	15,000	191,700		
1.Level 4.Below St 7.Steep			2018	71,200	135,500	0	206,700		
2.Rolling 5.Low 8.Wet			2019	71,200	135,500	20,000	186,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	71,200	135,500	20,000	186,700		
Utilities 9 No Water/No Sewer			2021	78,300	135,500	24,500	189,300		
1.Public 4.Improve 7.Improve			2022	85,400	149,000	25,000	209,400		
2.Water 5.Improve 8.			2023	94,000	165,300	25,000	234,300		
3.Sewer 6.Improve 9.None			2024	105,400	188,800	25,000	269,200		
Street 1 Paved			2025	118,600	232,500	25,000	326,100		
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					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 8/26/2016			14.Rear Land			%		4.Size/Shape	
Price 179,000			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 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	2.00	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	11.40	100	%	0	
Verified 5 Public Record			23.Non Conforming			%		35.Triangular Lot	
1.Buyer 4.Agent 7.Family			Acres			%		36.Commercial	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		37.Softwood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		38.Mixed Wood	
			26.Excess			%		39.Hardwood	
			27.Rear (1-100)			%		40.Wasteland	
			28.Rear (101-150)			%		41.Gravel Pit (Ac	
			29.Rear (151-200)			%		42.Mobile Home Si	
			Total Acreage		13.40			43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 006-023

Account 571

Location 799 WEST ROAD

Card 1 Of 1 9/23/2024

Building Style	4 Cape Cod	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	3.Not func
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	Insulation 1 Full
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 1 Wood Siding		3.H Pump		6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style 2 Typical		Unfinished % 0%
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 3 Metal		Bath(s) Style 2 Typical Bath(s)		Grade & Factor 3 Average 100%	
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 8		SQFT (Footprint) 1476	
OPEN-3- 0		# Bedrooms 4		Condition 4 Average	
OPEN-4- 0		# Full Baths 1		1.Poor	
Year Built 1800		# Half Baths 1		4.Avg	
Year Remodeled 1970		# Addn Fixtures 0		7.V G	
Foundation 3 Brick &/or Stone		# Fireplaces 0		2.Fair	
1.Concrete	4.Wood	7.	3.Avg- 6.Good 9.Same		
2.C Block	5.Slab	8.	Phys. % Good 0%		
3.Br/Stone	6.Prs/Post	9.	Funct. % Good 100%		
Basement 4 Full Basement		Functional Code 9 None			
1.1/4 Bmt	4.Full Bmt	7.	1.Incomp		
2.1/2 Bmt	5.None	8.	4.Small		
3.3/4 Bmt	6.	9.None	7.Layout		
Bsmt Gar # Cars 0		2.O-Built			
Wet Basement 2 Damp Basement		3.Damage			
1.Dry	4.	7.	6.Style		
2.Damp	5.	8.	9.None		
3.Wet	6.	9.	Econ. % Good 100%		
		Economic Code None			
		0.None			
		3.Services			
		7.			
		1.Location			
		4.Traffic			
		8.			
		2.Encroach			
		9.None			
		9.			
		Entrance Code 0			
		1.Interior			
		4.Vacant			
		7.			
		2.Refusal			
		5.Estimate			
		8.			
		3.Informed			
		6.Office			
		9.RS			
		Information Code 0			
		1.Owner			
		4.Agent			
		7.			
		2.Relative			
		5.Estimate			
		8.			
		3.Tenant			
		6.Other			
		9.SNY			



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	75	0 0	0	0	0 %	0 %	1.One Story Fram
24 Frame Shed	0	36	0 0	0	0	0 %	0 %	2.Two Story Fram
24 Frame Shed	0	660	0 0	0	0	0 %	0 %	3.Three Story Fr
65 Barn/Stable	0	1440	2 100	3	50	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

