

ANGEL TIMOTHY J & ANNE M
106 WEST SHORE ROAD
EAST WATERBORO ME 04030

B11283P233

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 22 WEST SHORE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	69,800	177,600	10,000	237,400		
1ST MORTGAGE 0			2013	69,800	177,600	10,000	237,400		
2ND MORTGAGE 0			2014	69,800	177,600	10,000	237,400		
Zone/Land Use 31 Agricultural/Residential			2015	69,800	177,600	10,000	237,400		
Secondary Zone			2016	59,300	177,600	15,000	221,900		
Topography 2 Rolling			2017	59,300	177,600	15,000	221,900		
1.Level 4.Below St 7.Steep			2018	59,300	177,600	20,000	216,900		
2.Rolling 5.Low 8.Wet			2019	59,300	177,600	20,000	216,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	59,300	178,100	20,000	217,400		
Utilities 9 No Water/No Sewer			2021	65,300	178,100	24,500	218,900		
1.Public 4.Improve 7.Improve			2022	71,200	195,900	25,000	242,100		
2.Water 5.Improve 8.			2023	78,300	217,200	25,000	270,500		
3.Sewer 6.Improve 9.None			2024	87,800	243,900	25,000	306,700		
Street 1 Paved			2025	107,400	350,800	25,000	433,200		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot		Square Feet				7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreege/Sites				33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21		2.04	100 %	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			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 Acreage 2.04				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 011-005F

Account 4465

Location 106 WEST SHORE ROAD

Card 1

Of 1

9/23/2024

Building Style	2 Ranch	SF Bsmt Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	Fin Bsmt Grade	0 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	0
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 125%	
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) 1160	
2.Slate	5.Wood	2.Typical	5. 8.	Condition 7 Very Good	
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	2	3.Avg-	6.Good
OPEN-4- 0		# Full Baths	2	Phys. % Good 0%	
Year Built 2002		# 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	<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				
3.Br/Stone	6.Prs/Post				
Basement 4 Full Basement					
1.1/4 Bmt	4.Full Bmt				
2.1/2 Bmt	5.None				
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		1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.SNY			

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
26 1Sfr Overhang	0	20	0 0	0	0 %	0 %	
93 1/2S AD/GAR	0	440	0 0	0	0 %	0 %	
21 Open Frame	0	202	0 0	0	0 %	0 %	
68 Wood Deck	0	100	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

