

COLLINS, KEVIN R
7 WILD BERRY LN
E WATERBORO ME 04030

B17741P345 B17967P78 B18761P401

Previous Owner
COLLINS, SHANNON T
COLLINS, KEVIN R
7 WILD BERRY LANE
WATERBORO ME 04030
Sale Date: 8/02/2021

Previous Owner
GERARD G. LETELLIER JR. PLUMBING & HEATING,
BLANCHARD, COREY
P.O. BOX 1151
BIDDEFORD ME 04005
Sale Date: 6/07/2019

Previous Owner
MAINE-LY LAND DEVELOPERS INC
C/O David Dunn
12 WILD BRIAR DR
SACO ME 04072
Sale Date: 6/22/2018

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
19.0710 - added 26x32 two story house, 6x6 open porch,
12x7 deck, 26x24 1.5 story garage -sb
01/20/22 mailed sheet for small balance due on first half

Waterboro

Property Data			Assessment Record						
Neighborhood 20 WEBBER RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	61,700	0	0	61,700		
1ST MORTGAGE 0			2013	61,700	0	0	61,700		
2ND MORTGAGE 0			2014	61,700	0	0	61,700		
Zone/Land Use 31 Agricultural/Residential			2015	61,700	0	0	61,700		
Secondary Zone			2016	40,900	0	0	40,900		
Topography 1 Level			2017	40,900	0	0	40,900		
1.Level 4.Below St 7.Steep			2018	40,900	0	0	40,900		
2.Rolling 5.Low 8.Wet			2019	40,900	0	0	40,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,800	222,800	0	281,600		
Utilities 9 No Water/No Sewer			2021	64,600	222,800	24,500	262,900		
1.Public 4.Improve 7.Improve			2022	70,500	245,000	25,000	290,500		
2.Water 5.Improve 8.			2023	77,600	271,800	25,000	324,400		
3.Sewer 6.Improve 9.None			2024	87,000	305,200	25,000	367,200		
Street 1 Paved			2025	106,300	417,800	25,000	499,100		
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	
			14.Rear Land			%		4.Size/Shape	
Sale Date 8/02/2021			15.Misc			%		5.Access or Rear	
Price						%		6.Restriction	
Sale Type 2 Land & Buildings						%		7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		Acres	
Financing 9 Unknown			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		33.Orchard	
Validity 2 Related Parties						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other				21	1.85	100	%	0	36.Commercial
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		37.Softwood	
Verified 5 Public Record			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			Total Acreage			1.85		46.Site Improve	

