

BEAUPRE, JEFFREY R
 BEAUPRE, ROBERTA J (JT)
 25 WILDBERRY LN
 E WATERBORO ME 04030
 B15139P914 B15448P808 B17743P858

Previous Owner
 TRUDEAU GEORGE P & SALLY A
 ATTN: JEFFREY & ROBERTA BEAUPRE
 25 WILDBERRY LN
 E WATERBORO ME 04030
 Sale Date: 6/27/2018

Previous Owner
 BABB DAN
 C/O GEORGE & SALLY TRUDEAU
 39 LIBERTY ACRES DR
 ARUNDEL ME 04046
 Sale Date: 7/07/2008

Previous Owner
 MAINLY LAND DEVELOPERS INC
 BOX 1090 PAYNE ROAD
 SCARBOROUGH ME 04074
 Sale Date: 4/24/2007

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 16.0323 - add ig pool & deck -ak
 21.0705 - changed grade from 3-116 to 4-100, changed 14x16 deck to 14x18 1st addition -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 20 WEBBER RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	69,300	199,700	0	269,000		
1ST MORTGAGE 0			2013	69,300	199,700	10,000	259,000		
2ND MORTGAGE 0			2014	69,300	199,700	10,000	259,000		
Zone/Land Use 31 Agricultural/Residential			2015	69,300	199,700	10,000	259,000		
Secondary Zone			2016	58,900	209,500	15,000	253,400		
Topography 1 Level			2017	58,900	209,500	15,000	253,400		
1.Level 4.Below St 7.Steep			2018	58,900	209,500	20,000	248,400		
2.Rolling 5.Low 8.Wet			2019	58,900	209,500	20,000	248,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,900	210,400	0	269,300		
Utilities 9 No Water/No Sewer			2021	64,800	210,400	24,500	250,700		
1.Public 4.Improve 7.Improve			2022	70,700	276,400	25,000	322,100		
2.Water 5.Improve 8.			2023	77,700	306,200	25,000	358,900		
3.Sewer 6.Improve 9.None			2024	87,100	343,500	25,000	405,600		
Street 1 Paved			2025	106,600	468,700	25,000	550,300		
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 6/27/2018			15.Misc			%		5.Access or Rear	
Price 299,000						%		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.			16.Regular Lot			%		9.Fract Share	
3.Building 6. 9.			17.Secondary Lot			%		Acres	
Financing 9 Unknown			18.Excess Land			%		30.Rear (201+)	
1.Convent 4.Seller 7.			19.Condominium			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			20.Pavement			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown						%		33.Orchard	
Validity 1 Arms Length Sale						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreege/Sites			35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.89	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		1.89				
						46.Site Improve			

Waterboro

Map Lot 011-017-006

Account 4803

Location 25 WILD BERRY LANE

Card 1 Of 1 9/23/2024

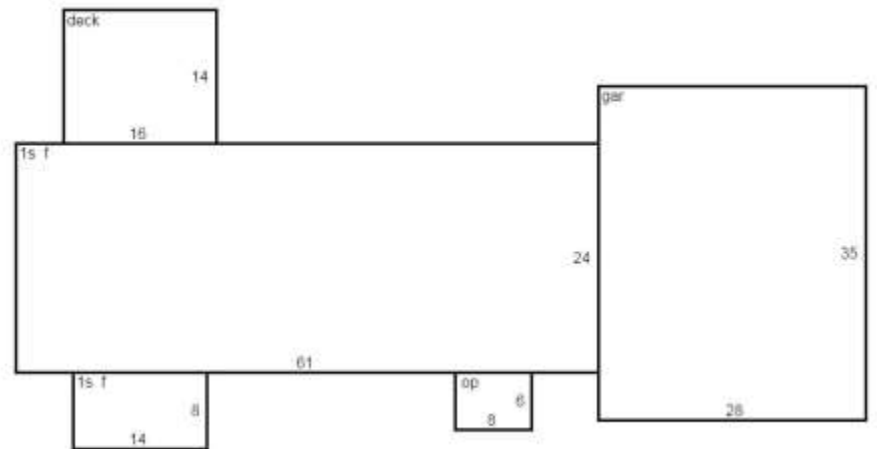
Building Style 2 Ranch 1.Conv 5.Garr/Col 9.Other 2.Ranch 6.Split 10.Mohome 3.R Ranch 7.Contemp/ 11.Condo 4.Cape 8.Log 12. Dwelling Units 1 Other Units 0 Stories 1 One Story 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9. Exterior Walls 8 Aluminum/Vinyl 0.Wood 4.Asb/Asph 8.Alum/Vin 1.Wood 5.T-111 9.Other 2.Wd Sh 6.Br/St 11. 3.Compos. 7.Nov 12. Roof Surface 1 Asphalt Shingles 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9. SF Masonry Trim 0 OPEN-3- 0 OPEN-4- 0 Year Built 2011 Year Remodeled 0 Foundation 5 Concrete Slab 1.Concrete 4.Wood 7. 2.C Block 5.Slab 8. 3.Br/Stone 6.Prs/Post 9. Basement 9 No 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 9 Wet Basement 9 No Basement 1.Dry 4. 7. 2.Damp 5. 8. 3.Wet 6. 9.	SF Bsmt Living 0 Fin Bsmt Grade 0 0 OPEN 5 OPTIONAL 0 Heat Type 100% 1 Hot Water BB 1.HWBB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.HWRAD 7.Electric 11. 4.Steam 8.F/WallM 12. Cool Type 0% 9 None 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style 2 Typical 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style 2 Typical Bath(s) 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms 4 # Bedrooms 2 # Full Baths 2 # Half Baths 1 # Addn Fixtures 0 # Fireplaces 0	Layout 1 Typical 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. Attic 9 None 1.1/4 Fin 4.Full Fin 7.1/4 Unfi 2.1/2 Fin 5.F/Stair 8. 3.3/4 Fin 6.1/2 Unfi 9.None Insulation 1 Full 1.Full 4.Minimal 7. 2.Heavy 5.Unk 8. 3.Capped 6. 9.None Unfinished % 0% Grade & Factor 4 Good 100% 1.E Grade 4.B Grade 7.AAA Grad 2.D Grade 5.A Grade 8. 3.C Grade 6.AA Grade 9.Same SQFT (Footprint) 1592 Condition 7 Very Good 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good 0% Funct. % Good 100% Functional Code 9 None 1.Incomp 4.Small 7.Layout 2.O-Built 5.CDU 8.Other 3.Damage 6.Style 9.None 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
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Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0				%	%	2,700
23 Frame Garage	0	980	0 0	0	0	%0	%
1 One Story Frame	2021	252	0 0	0	0	%0	%
63 Swimming Pool	2016	240	0 0	0	0	%0	%
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



- 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