

BISSONNETTE, SHAWNA E
BISSONNETTE, GARRETT P
10 WILD BERRY LN
E WATERBORO ME 04030

B18134P868

Previous Owner
MAINE-LY LAND DEVELOPERS INC
C/O DAVID DUNN
401 MAIN ST APT 102
BIDDEFORD ME 04005
Sale Date: 12/27/2019

Inspection Witnessed By:

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

Notes:
21.0601 - added 27x40 1st/b, 2 full baths, 1 half bath, 24x24 garage, 5x8 basement entry -sb

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	40,900	0	0	40,900		
Utilities 9 No Water/No Sewer			2021	45,000	0	0	45,000		
1.Public 4.Improve 7.Improve			2022	70,500	189,000	0	259,500		
2.Water 5.Improve 8.			2023	77,600	209,600	25,000	262,200		
3.Sewer 6.Improve 9.None			2024	87,000	235,400	25,000	297,400		
Street 1 Paved			2025	106,300	316,400	25,000	397,700		
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 12/27/2019			14.Rear Land				%		3.Topography
Price 49,900			15.Misc				%		4.Size/Shape
Sale Type 1 Land Only							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet			%		6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing 9 Unknown			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity 1 Arms Length Sale			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.85	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified 5 Public Record			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			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		1.85				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 011-017-009

Account 4806

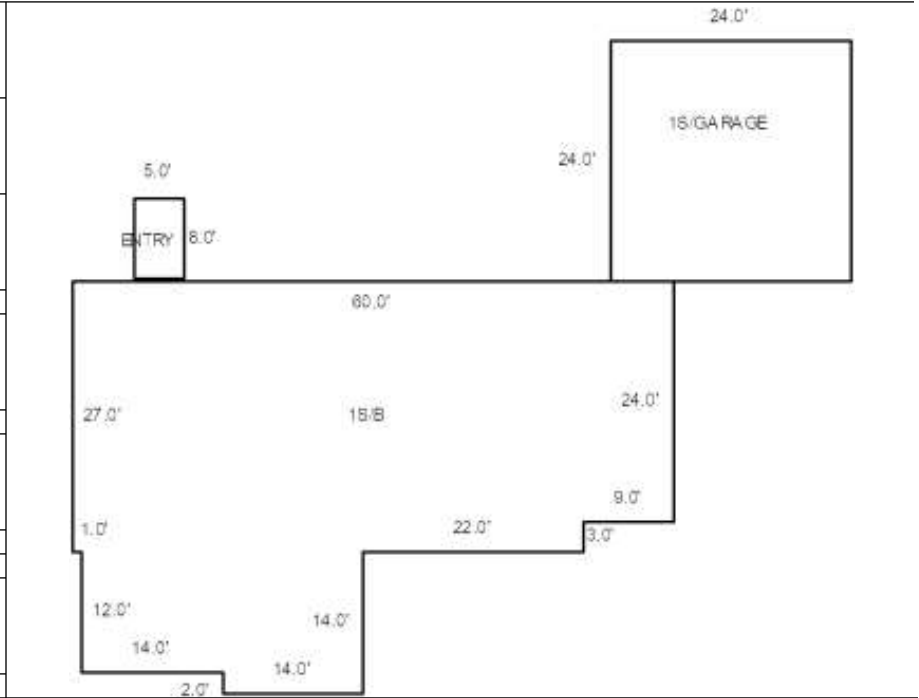
Location 10 WILD BERRY LN

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	4.	7.		
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL 0			2.Inadeq	5.	8.			
3.R Ranch	7.Contemp/	11.Condo		Heat Type	100% 1 Hot Water BB			3.Not func	6.	9.		
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic	9 None				
Dwelling Units 1				2.HWCI	6.GravWA 10.			1.1/4 Fin	4.Full Fin	7.1/4 Unfi		
Other Units 0				3.HWRAD	7.Electric 11.			2.1/2 Fin	5.FI/Stair	8.		
Stories 1 One Story				4.Steam	8.FI/WallM 12.			3.3/4 Fin	6.1/2 Unfi	9.None		
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.			1.Full	4.Minimal	7.		
3.3	6.2.50	9.		2.Evapor	5.			2.Heavy	5.Unk	8.		
Exterior Walls 8 Aluminum/Vinyl				3.H Pump	6.			3.Capped	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.			Grade & Factor 4 Good 100%				
2.Wd Sh	6.Br/St	11.		2.Typical	5.			1.E Grade	4.B Grade	7.AAA Grad		
3.Compos.	7.Nov	12.		3.Old Type	6.			2.D Grade	5.A Grade	8.		
Roof Surface 1 Asphalt Shingles				Bath(s) Style 2 Typical Bath(s)			3.C Grade			6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete 7.			SQFT (Footprint) 1201				
2.Slate	5.Wood	8.		2.Typical	5.			Condition 6 Good				
3.Metal	6.Other	9.		3.Old Type	6.			1.Poor	4.Avg	7.V G		
SF Masonry Trim 0				# Rooms 0			2.Fair			5.Avg+	8.Exc	
OPEN-3- 0				# Bedrooms 3			3.Avg-			6.Good	9.Same	
OPEN-4- 0				# Full Baths 2			Phys. % Good 0%					
Year Built 2020				# 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	7.Layout	
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>								
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	
23 Frame Garage	0	576	0 0	0	0 %	0 %		1.One Story Fram
90 BSMT ENTRY	0	40	0 0	0	0 %	0 %		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