

ALBERT, SHERRI L  
 ALBERT, DOUGLAS R  
 35 LANDRY ROAD  
 EAST WATERBORO ME 04030

B8780P66 B16415P512 B16619P390 B17291P279 B18986P627

Previous Owner  
 ALBERT DOUGLAS  
 35 LANDRY ROAD

EAST WATERBORO ME 04030  
 Sale Date: 3/25/2022

Previous Owner  
 ALBERT, DOUGLAS & DANIEL  
 ATTN: DOUGLAS ALBERT  
 220 POOL ST  
 BIDDEFORD ME 04005  
 Sale Date: 8/05/2016

Previous Owner  
 ALBERT RICHARD L & JOANNE A TRUSTEE OF THE  
 LITTLE OSSIPEE LAKE REALTY TRUST  
 C/O DAN ALBERT  
 BIDDEFORD ME 04005  
 Sale Date: 6/10/2013

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
 22.0719 - removed old buildings, added 2 family 60% incomplete, check 2023 -sb  
 23.0628 - removed incomplete -sb

**Waterboro**

Property Data			Assessment Record						
Neighborhood	25 OSSIPEE POND NBHD		Year	Land	Buildings	Exempt	Total		
Tree Growth Year	0		2012	234,500	54,900	0	289,400		
1ST MORTGAGE	0		2013	234,500	54,900	0	289,400		
2ND MORTGAGE	0		2014	234,500	54,900	0	289,400		
Zone/Land Use	48 Shoreland		2015	234,500	54,900	0	289,400		
Secondary Zone	31 .....		2016	222,800	54,900	0	277,700		
Topography	2 Rolling		2017	222,800	54,900	0	277,700		
1.Level	4.Below St	7.Steep	2018	222,800	54,900	0	277,700		
2.Rolling	5.Low	8.Wet	2019	222,800	54,900	0	277,700		
3.Above St	6.Swampy	9.Lev/Roll	2020	222,800	54,900	0	277,700		
Utilities	9 No Water/No Sewer		2021	245,100	54,900	0	300,000		
1.Public	4.Improve	7.Improve	2022	267,300	60,400	0	327,700		
2.Water	5.Improve	8.	2023	294,100	66,100	0	360,200		
3.Sewer	6.Improve	9.None	2024	329,700	377,900	0	707,600		
Street	3 Gravel		2025	513,200	429,200	0	942,400		
1.Paved	4.Proposed	7.ROW	<b>Land Data</b>						
2.Semi Imp	5.Pvt	8.None	<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel	6.Aband	9.TG PLAN	11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE 0			12.Arrowhead WF	11	100	100	100 %	0	1.Unimproved
BUILDING USE 0			13.Waterfront	13	069	150	100 %	0	2.Excess Ftg /De
<b>Sale Data</b>			14.Rear Land				%		3.Topography
Sale Date	3/25/2022		15.Misc				%		4.Size/Shape
Price							%		5.Access or Rear
Sale Type	2 Land & Buildings						%		6.Restriction
1.Land	4.Mobile	7.					%		7.Open Space
2.L & B	5.Other	8.	<b>Square Foot</b>	<b>Square Feet</b>					8.View/Environ
3.Building	6.	9.	16.Regular Lot				%		9.Fract Share
Financing	9 Unknown		17.Secondary Lot				%		<b>Acres</b>
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	2 Related Parties						%		33.Orchard
1.Valid	4.Split	7.Renovate	<b>Fract. Acre</b>	<b>Acreege/Sites</b>					34.Frontage
2.Related	5.Partial	8.Other	21.Homesite (Frac				%		35.Triangular Lot
3.Distress	6.Exempt	9.	22.Vacant Lot (Fr				%		36.Commercial
Verified	5 Public Record		23.Non Conforming				%		37.Softwood
1.Buyer	4.Agent	7.Family	<b>Acres</b>				%		38.Mixed Wood
2.Seller	5.Pub Rec	8.Other	24.Excess ( 5-10)				%		39.Hardwood
3.Lender	6.MLS	9.	25.Excess (10+)				%		40.Wasteland
			26.Excess				%		41.Gravel Pit (Ac
			27.Rear (1-100)				%		42.Mobile Home Si
			28.Rear (101-150)				%		43.Condo Site
			29.Rear (151-200)				%		44.Utility ROW
			<b>Total Acreage</b>		0.23				

46.Site Improve

## Waterboro

Map Lot 032-071N

Account 2187

Location 35 LANDRY ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>1 Conventional</b>			SF Bsmt Living	<b>0</b>			Layout	<b>1 Typical</b>		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>0 0</b>			1.Typical	4.	7.	
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL	<b>0</b>			2.Inadeq	5.	8.	
3.R Ranch	7.Contemp/	11.Condo		Heat Type	<b>100% 1 Hot Water BB</b>			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat		Attic	<b>4 Full Finished</b>		
Dwelling Units	<b>2</b>			2.HWCI	6.GravWA	10.		1.1/4 Fin	4.Full Fin	7.1/4 Unfi	
Other Units	<b>0</b>			3.HWRAD	7.Electric	11.		2.1/2 Fin	5.FI/Stair	8.	
Stories	<b>1 One Story</b>			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	<b>0% 9 None</b>			Insulation	<b>2 Heavy</b>		
2.2	5.1.75	8.		1.Refrigt	4.W&C Air	7.		1.Full	4.Minimal	7.	
3.3	6.2.50	9.		2.Evapor	5.	8.		2.Heavy	5.Unk	8.	
Exterior Walls	<b>8 Aluminum/Vinyl</b>			3.H Pump	6.	9.None		3.Capped	6.	9.None	
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	<b>2 Typical</b>			Unfinished %	<b>0%</b>		
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.		Grade & Factor	<b>4 Good 100%</b>		
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.		1.E Grade	4.B Grade	7.AAA Grad	
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None		2.D Grade	5.A Grade	8.	
Roof Surface	<b>3 Metal</b>			Bath(s) Style	<b>2 Typical Bath(s)</b>			3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.		SQFT (Footprint)	<b>1848</b>		
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition	<b>6 Good</b>		
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G	
SF Masonry Trim	<b>0</b>			# Rooms	<b>0</b>			2.Fair	5.Avg+	8.Exc	
OPEN-3-	<b>0</b>			# Bedrooms	<b>0</b>			3.Avg-	6.Good	9.Same	
OPEN-4-	<b>0</b>			# Full Baths	<b>2</b>			Phys. % Good	<b>0%</b>		
Year Built	<b>2023</b>			# Half Baths	<b>2</b>			Funct. % Good	<b>100%</b>		
Year Remodeled	<b>0</b>			# Addn Fixtures	<b>0</b>			Functional Code	<b>9 None</b>		
Foundation	<b>5 Concrete Slab</b>			# Fireplaces	<b>0</b>			1.Incomp	4.Small	7.Layout	
1.Concrete	4.Wood	7.						2.O-Built	5.CDU	8.Other	
2.C Block	5.Slab	8.						3.Damage	6.Style	9.None	
3.Br/Stone	6.Prs/Post	9.						Econ. % Good	<b>100%</b>		
Basement	<b>9 No Basement</b>							Economic Code	<b>None</b>		
1.1/4 Bmt	4.Full Bmt	7.						0.None	3.Services	7.	
2.1/2 Bmt	5.None	8.						1.Location	4.Traffic	8.	
3.3/4 Bmt	6.	9.None						2.Encroach	9.None	9.	
Bsmt Gar # Cars	<b>0</b>							Entrance Code	<b>0</b>		
Wet Basement	<b>9 No Basement</b>							1.Interior	4.Vacant	7.	
1.Dry	4.	7.						2.Refusal	5.Estimate	8.	
2.Damp	5.	8.						3.Informed	6.Office	9.RS	
3.Wet	6.	9.						Information Code	<b>0</b>		
								1.Owner	4.Agent	7.	
								2.Relative	5.Estimate	8.	
								3.Tenant	6.Other	9.SNY	
Date Inspected											
<b>Additions, Outbuildings &amp; Improvements</b>											
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value				
68 Wood Deck	224	0	0 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			

